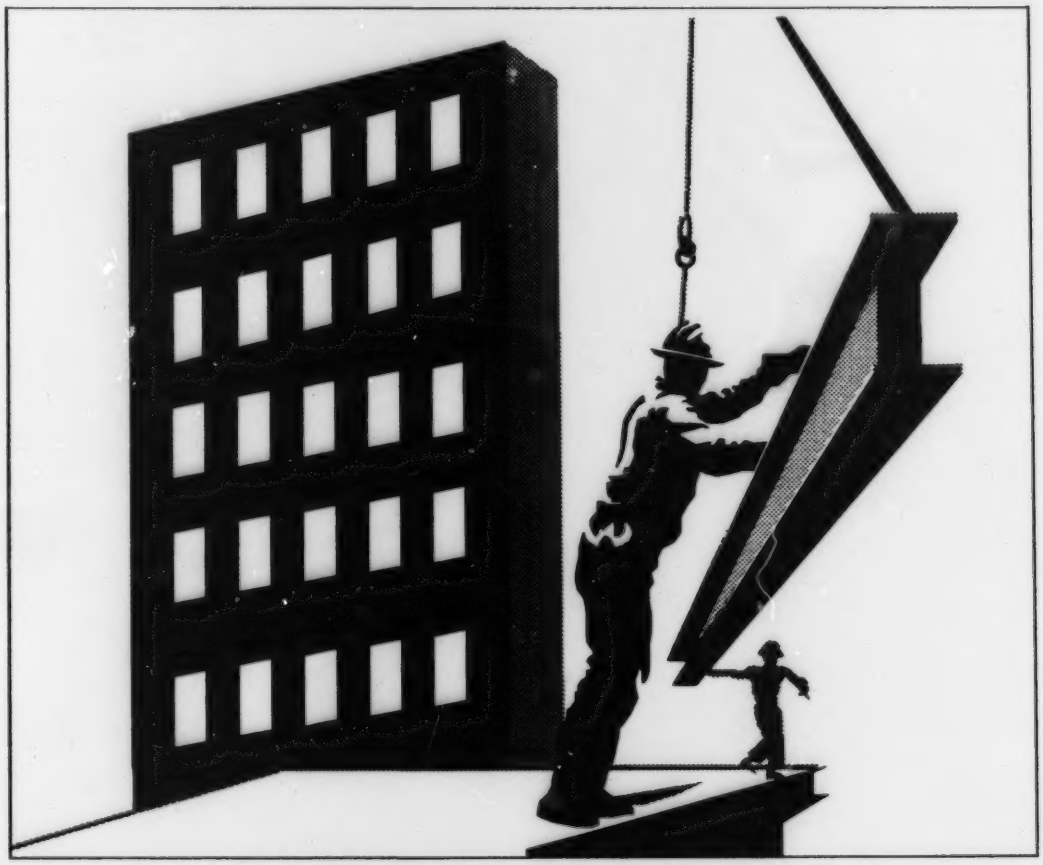
# BC Major Projects Inventory

Issue: 02-01 March 2002



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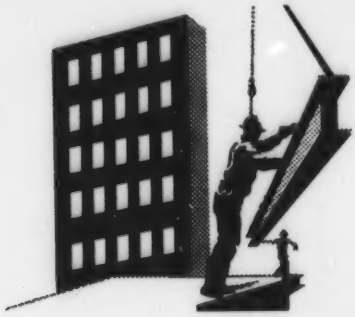
Environmental Regulatory Solutions

Victoria, British Columbia



**BC Major Projects Inventory**
**Issue: March 2002**

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Custom data extractions from the database are available. Please contact Jackie Hamilton and Associates at: (250) 385-6101

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*A comprehensive database of major development activity in British Columbia*

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# About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

**Sources of MPI Information**
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

**Project Location**
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

**Updates**
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

**Estimated Costs**
Cost estimates are general estimates from the information sources used.

**Start and Finish Dates**
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

**Project Status**
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted as cancelled, then removed from the next issue of the MPI.

102-04243/

# Highlights of the March 2002 Issue

Of the 12 new proposed major projects in the first quarter of 2002, the largest is the proposed upgrade to Highway 17 out of Victoria at $112 million, followed by what may be the tallest structure in Vancouver, a 465 foot tall hotel and residential tower adjacent to the Hotel Georgia on Howe Street, at $100 million. Other major towers are proposed or breaking ground within the Concord Pacific and Coal Harbour developments in Vancouver. New proposed water power projects continue to be submitted to the Land and Water BC Inc. crown corporation for coordination of government approvals, notably four new Cloudworks Energy Inc. projects totalling 98 Megawatts in the Lillooet River system. There are numerous other such projects being proposed. However, at this time, very few that have submitted reports to Land and Water BC Inc. are over the MPI's $15 million capital cost threshold.

Five major projects started construction. Notably, construction started on the first of 13 or more multi-tenant buildings in the phased $500 million Tech-Park development on 17 acres of land at False Creek Flats at Station and National Streets.

Of the 5 projects that completed construction, the $250 million Keenleyside Power Plant is the largest.

*Subscribers:* please call us at (250) 385-6101 if further information is needed or if you have suggestions for future issues.

**New Projects—March 2002**

| Development Region | Project | Municipality | Est Cost ($mil) |
|---|---|---|---|
| 1. Vancouver Island/Coast | Oceanside Health Centre | Parksville | 20 |
| 1. Vancouver Island/Coast | Highway 17 Upgrades | Saanich | 112 |
| 2. Mainland/Southwest | Stokke Creek Water Power Project | Pemberton | 38 |
| 2. Mainland/Southwest | Fire Creek Water Power Project | Pemberton | 35 |
| 2. Mainland/Southwest | Douglas Creek Water Power Project | Pemberton | 45 |
| 2. Mainland/Southwest | Ure Creek Water Power Project | Mount Currie | 40 |
| 2. Mainland/Southwest | 1050 Smithe St. Apartment Tower | Vancouver | 20 |
| 2. Mainland/Southwest | 1060 Homer Domus Building | Vancouver | n/a |
| 2. Mainland/Southwest | 550 Butte Hotel, Apartment and Amenity Building | Vancouver | n/a |
| 2. Mainland/Southwest | Hotel and Residential Complex | Vancouver | 100 |
| 3. Thompson/Okanagan | Hwy 97A Upgrades | Kamloops | 18 |
| 8. Northeast | Ethanol Plant | Prince George | n/a |

## Projects Started Construction—March 2002

| Development Region | Project | Municipality | Est Cost ($Mil) |
|---|---|---|---|
| 1. Vancouver Island/Coast | Worldmark Residential Development | Victoria | 20 |
| 2. Mainland/Southwest | Hudson's Bay Company | Richmond | n/a |
| 2. Mainland/Southwest | Tech-Park | Vancouver | 500 |
| 2. Mainland/Southwest | Garibaldi Springs Golf & Country Club | Squamish | 20 |
| 5. Cariboo | Westgate Commercial Centre | Prince George | 70 |

## Completed Projects—March 2002

| Development Region | Project | Municipality | Est Cost ($Mil) |
|---|---|---|---|
| 2. Mainland/Southwest | Magnolia Townhomes | Surrey | n/a |
| 2. Mainland/Southwest | 323 Jervis Residential Tower | Vancouver | n/a |
| 2. Mainland/Southwest | Vancouver Film Studio Expansion | Vancouver | 70 |
| 4. Kootenay | Keenleyside Powerplant Project | Castlegar | 250 |
| 6. North Coast | Kitimat Community Health Centre | Kitimat | 37 |

# Major Project Summaries

The following summaries of project information are derived from the Major Projects database.

**Summary of Major Projects by Status—March 2002**

| Development Region | Proposed | Under Construction | Completed | On Hold | Total |
|---|---|---|---|---|---|
| 1. Vancouver Island/Coast | 33 | 17 | - | 8 | 58 |
| 2. Mainland/Southwest | 73 | 65 | 3 | 36 | 177 |
| 3. Thompson/Okanagan | 17 | 17 | - | 4 | 38 |
| 4. Kootenay | 7 | 8 | 1 | 3 | 19 |
| 5. Cariboo | 5 | 3 | - | 2 | 10 |
| 6. North Coast | 5 | 3 | 1 | 3 | 12 |
| 7. Nechako | 3 | - | - | 1 | 4 |
| 8. Northeast | 5 | 1 | - | 2 | 8 |
| **Total - March 2002** | **148** | **114** | **5** | **59** | **326** |
| One year ago (March 2001) | 149 | 126 | 2 | 65 | 343 |

**Summary of Major Projects by Industrial Category—March 2002***

| Development Region | Residential Commercial | Transport. & Warehsg. | Mining & Oil & Gas Extraction | Utilities (including sewage treatment) | Mfg. | Public Services | Other Services | Total |
|---|---|---|---|---|---|---|---|---|
| 1. Vancouver Island/Coast | 28 | 7 | 3 | 8 | 2 | 7 | 3 | 58 |
| 2. Mainland/Southwest | 106 | 18 | 3 | 15 | - | 15 | 17 | 174 |
| 3. Thompson/Okanagan | 15 | 5 | - | 6 | - | 3 | 9 | 38 |
| 4. Kootenay | 5 | - | - | 8 | - | 1 | 4 | 18 |
| 5. Cariboo | 4 | - | 2 | - | 1 | 2 | 1 | 10 |
| 6. North Coast | 1 | 4 | 3 | 2 | 1 | - | - | 11 |
| 7. Nechako | - | - | 2 | 1 | 1 | - | - | 4 |
| 8. Northeast | - | 2 | 4 | - | 2 | - | - | 8 |
| **Total** | **159** | **36** | **17** | **40** | **7** | **28** | **34** | **321** |

* Does not include five projects shown as "completed" in the first quarter of 2002.

# British Columbia
# Development Regions

# Vancouver Island/Coast Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2000) : 8.3
Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing.

**Selected Demographic Characteristics**

| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 31.7 | 106.2 | 62.2 | 122.0 | 99.3 | 55.1 | 476.6 | 165.1 | 0.487 | 0.194 | 0.681 | 1976 |
| 1981 | 34.9 | 99.7 | 68.2 | 153.4 | 106.5 | 68.1 | 530.8 | 200.0 | 0.410 | 0.208 | 0.618 | 1981 |
| 1986 | 36.9 | 95.7 | 58.8 | 172.4 | 111.5 | 81.7 | 557.0 | 224.8 | 0.387 | 0.238 | 0.625 | 1986 |
| 1991 | 39.9 | 105.2 | 55.9 | 201.1 | 127.6 | 99.2 | 628.9 | 250.5 | 0.377 | 0.258 | 0.635 | 1991 |
| 1996 | 40.6 | 118.6 | 60.1 | 218.3 | 158.8 | 110.0 | 706.4 | 288.4 | 0.364 | 0.252 | 0.616 | 1996 |
| 2001 | 33.3 | 117.1 | 62.9 | 206.2 | 189.0 | 119.3 | 727.8 | 307.2 | 0.328 | 0.260 | 0.589 | 2001 |
| 2006 | 34.0 | 109.9 | 67.7 | 201.9 | 223.7 | 127.8 | 765.1 | 339.9 | 0.292 | 0.259 | 0.551 | 2006 |
| 2011 | 36.1 | 106.2 | 70.3 | 205.7 | 252.6 | 143.6 | 814.5 | 376.3 | 0.269 | 0.272 | 0.541 | 2011 |
| 2016 | 38.0 | 107.5 | 69.3 | 215.7 | 262.4 | 171.3 | 864.2 | 410.7 | 0.266 | 0.313 | 0.579 | 2016 |
| 2021 | 39.1 | 112.9 | 64.4 | 227.9 | 263.4 | 201.9 | 909.6 | 436.6 | 0.274 | 0.363 | 0.637 | 2021 |
| 2026 | 39.2 | 117.1 | 66.2 | 232.3 | 262.3 | 232.7 | 949.7 | 459.8 | 0.279 | 0.415 | 0.694 | 2026 |

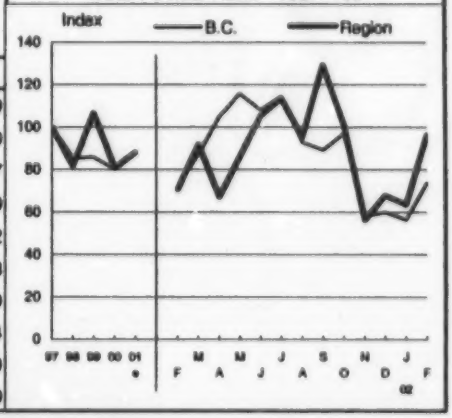
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

**Building Permits**

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Comm-ercial | Institutional & Gov'ment | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 1,006.9 | 255.6 | 21.4 | 169.3 | 64.9 | 751.3 | 7,679 |
| 1995 | 771.7 | 299.0 | 40.5 | 128.3 | 130.2 | 472.7 | 3,899 |
| 1996 | 848.6 | 274.0 | 17.4 | 189.0 | 67.6 | 574.6 | 5,097 |
| 1997 | 718.6 | 237.8 | 13.3 | 168.3 | 56.2 | 480.9 | 3,849 |
| 1998 | 586.6 | 241.1 | 29.9 | 142.1 | 69.1 | 345.5 | 2,752 |
| 1999 | 766.4 | 406.1 | 34.1 | 169.9 | 202.0 | 360.3 | 2,823 |
| 2000 | 579.7 | 274.1 | 29.3 | 146.0 | 98.9 | 305.6 | 1,920 |
| 2001 p | 633.5 | 286.0 | 34.2 | 143.7 | 108.0 | 347.5 | 2,234 |
| YTD Feb '01 | 85.9 | 40.1 | 3.6 | 18.9 | 17.6 | 45.9 | 290 |
| YTD Feb '02 | 95.8 | 31.5 | 2.0 | 21.6 | 7.8 | 64.3 | 469 |

Total Permits Index 1997=100




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Vancouver Island/Coast Development Region

## Population of Major Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate | | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Vancouver Island/Coa** | | **721,396** | **723,239** | **725,538** | **731,660** | Esquimalt | DM | 16,624 | 16,418 | 16,389 | 16,419 |
| Saanich | DM | 106,688 | 106,665 | 106,733 | 107,129 | Central Saanich | DM | 15,453 | 15,505 | 15,542 | 15,694 |
| Nanaimo | C | 75,520 | 76,151 | 76,588 | 77,583 | Colwood | C | 14,711 | 14,872 | 14,843 | 14,876 |
| Victoria | C | 75,883 | 75,261 | 74,953 | 75,369 | Powell River | DM | 13,910 | 13,696 | 13,827 | 13,873 |
| Campbell River | DM * | 31,359 | 31,286 | 31,229 | 31,437 | Comox | T * | 11,925 | 12,149 | 12,242 | 12,352 |
| North Cowichan | DM | 27,047 | 27,338 | 27,591 | 27,837 | Sidney | T | 11,221 | 11,199 | 11,098 | 11,116 |
| Langford | DM | 19,359 | 19,562 | 20,045 | 20,342 | North Saanich | DM | 10,921 | 10,915 | 10,923 | 10,954 |
| Courtenay | C * | 19,183 | 19,506 | 19,791 | 20,055 | Parksville | C | 10,237 | 10,355 | 10,607 | 10,772 |
| Port Alberni | C * | 19,471 | 19,328 | 19,317 | 19,531 | Sooke | DM * | 0 | 0 | 9,651 | 9,759 |
| Oak Bay | DM | 18,116 | 17,895 | 17,652 | 17,494 | View Royal | T | 7,021 | 7,323 | 7,581 | 7,764 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

### Campbell River

**Campbell River Casino & Convention Centre,** Campbell River Indian Band & Trillium Gaming Inc. Ph: (250) 286-6949
Proposed $7.7-million 20,000 sq ft casino with 300 slot machines and 30 gaming tables and 120-room hotel, health club, 300-seat restaurant, 10,000 sq ft convention centre, and banquet hall is being developed in conjunction with the Campbell River Indian Band as part of a $29 million resort complex located in the Discovery Harbour Marina District in downtown Campbell River. Awaiting approvals for the casino from the provincial government. Project will be completed in phases and is expected to create 400 permanent jobs. Casino to proceed first.

Status: Proposed
Est. Cost ($ million): 29
First Entry: Sep 1998
Start: Summer 2002
Finish: Fall 2003
Last Update: Mar 2002

### Central Saanich

**Tsawout Residential/Commercial Development,** Tsawout Indian Band Ph: (250) 652-9101
Proposed three-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential. Phase 1: up to 600,000 sq ft retail. Phase 2: 110 single-detached and multiple-family housing on leased land. Phase 3: hotel. Plans for development at conceptual stage. Negotiations with Highways Ministry for access to Pat Bay Highway completed. Highway access granted and is to be built first. The rest of development will follow upon completion of the Pat Bay Highway.

Status: Proposed
Est. Cost ($ million):
First Entry: Sep 1998
Start: Summer 2002
Finish: Spring 2005
Last Update: Dec 2001

### Colwood/Langford

**Olympic View Neighbourhood,** Happy Valley Timber Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units (mix of 317 detached, 330 attached and 270 apartments) in Colwood and 357 units in the District of Langford. Also a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning is under review. Project went to 1st reading of public hearings in November 2001.

Status: Proposed
Est. Cost ($ million):
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Dec 2001

### Cumberland

**Tsable River Coal Mine,** Quinsam Coal Ph: (604) 684-9288
Proposed reopening of Tsable River coal mine 11 km south of Cumberland. Estimated reserves of 30-38 million tonnes that could be mined at 300,000 to one million tonnes per year. Parent company is Quinsam Coal. Development for sale, one company interested in coal-bed methane potential. There is a valid permit for bulk sampling. Updated permit has been issued. Awaiting effluent and forestry approvals. Bulk sampling to enable mining of 90,000 tonnes of coal began Fall 2001 and will take one year to complete.

Status: Proposed
Est. Cost ($ million):
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Dec 2001

### Duncan

**Georgia Strait Crossing Natural Gas Pipeline II,** Georgia Strait Crossing Pipeline Ltd. Ph: (403) 299-3930
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. Approvals required from the National Energy Board (NEB) and the US Federal Energy Resources Commission. NEB received application and environmental scoping submission. An independent panel will conduct the environmental assessment review. Public hearings under the Canadian Environmental Assessment Act held in Jan 2002 in Vancouver, Sidney, Cobble Hill and the Gulf Islands with the independent panel members. A report will then be prepared on environmental aspects of project. Capital cost is for 60-km Canadian portion.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Sep 1999
Start: Spring 2003
Finish: Oct 2005
Last Update: Mar 2002

### Gold River

**Gold River Power Project,** EPCOR Power Development Ph: (780) 412-3400
Proposed 30 MW wood residue electricity generation project located in Gold River and utilizing infrastructure from the closed Bowater pulp mill. Financing and permits being secured.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Start: Fall 2002
Finish: Fall 2003
Last Update: Mar 2002

### Ladysmith

**Granby Harbour,** Concept Bank - SVR Acquisitions Ltd Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built in the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, vacation cottages, a live-work artisan mews, retail areas, water park, health spa, and wellness facility, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina, parking and lineal park system. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phased development will commence with construction of the major components (the amenities, retirement village and hotel) by Summer 2002. Some components will be sold to developers to build. Because of change to government approval processes project has been delayed 90-120 days.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2000
Start: Summer 2002
Finish: Summer 2014
Last Update: Mar 2002

### Langford

**Langford Power Centre,** Millstream Properties Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received approval for re-zoning.

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2001
Start: ?
Finish: ?
Last Update: Mar 2002

## 1. Vancouver Island/Coast

Langford

**Lakewood Neighbourhood,** Oakcrest Park Estates Ltd.
Ph: (250) 727-2325
Proposed 400,000-sq ft townhome/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. Proposal went before City Council. Public hearings held in Nov 2001. Engineer: 1st Team Engineering Ltd. Have comprehensive development zoning. Environmental studies are underway. No movement is expected until late 2002 on this project.

Status: Proposed
Est. Cost ($ million):
First Entry: Mar 1999
Start: Late 2002
Finish: Summer 2008
Last Update: Dec 2001

Langford

**Mixed Use Residential Development/Hulls Field,**
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). Rezoning approved. Agricultural Land Commission has made qualified recommendations to remove land. Agreement needed for conditions of development with municipality prior to adoption of zoning. In 3rd reading of the rezoning process and design work is underway. Architect: E. Barker Architect.

Status: Proposed
Est. Cost ($ million):
First Entry: Mar 1999
Start: Fall 2002
Finish: Fall 2004
Last Update: Mar 2002

Nanaimo

**Duke Point Biomass Energy Facility,** EnviroCo Energy Recovery Ltd.
Ph: (250) 743-7670
Municipal waste incinerator proposed to generate 140 MW of electricity for 100,000 homes at Duke Point near Nanaimo. The incinerator would burn 875,000 tonnes of garbage and waste wood per year. Project is 3 one-storey structures on 17-acre site. Very preliminary. Requires amendment to Regional District solid waste management plan and BC Environmental Assessment Act approval. Land for the project must be removed from the Forest Land Reserve. Will be a phased project. Applications under the BC Environmental Assessment Act and to the Forest Land Reserve will be made concurrently.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Mar 2002

Nanaimo

**Nanaimo Hotel and Convention Centre,** Egon Khun/City of Nanaimo
Ph: (250) 755-4429
New waterfront 150-room hotel and 48,000-sq ft conference centre to be built in a public-private partnership. Final feasibility study and approval of city funding are complete. All other approvals are in place. Construction Manager: Intertech Construction Management.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Sep 2001
Start: Jun 2002
Finish: Jun 2003
Last Update: Mar 2002

Nanaimo

**Natural Gas Electricity Plant,** BC Hydro and Calpine
Ph: (604) 528-1600
Up to 285-MW natural gas-fired generating plant currently being examined in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline (see separate entry) would provide fuel for the plant. Public open houses due to start in Jan 2002.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2000
Start: Summer 2004
Finish: Summer 2006
Last Update: Mar 2002

Nanaimo

**Nanaimo Regional General Hospital,** Nanaimo Regional General Hospital Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 surgical suites and a perinatal area of 17 rooms with nursery, a level 2 acute care nursery and maternity area; a daycare surgery unit and a central supply unit. Design development stage completed. Working drawings to be completed Apr 2002 . Project is undergoing a review by new government. If the new health authority gives approval for the project it will go to tender in 2002.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Sep 1997
Start: Late 2002
Finish: Jan 2004
Last Update: Mar 2002

Parksville

**Oceanside Health Centre**
Ph: (250) 248-6144 (Parksville Planning Dep't)
Proposed 80,000 sq ft.125-bed multi level health care facility and seniors housing.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Start: Summer 2002
Finish: Fall 2003

Parksville

**Wembly Place Residential Development,** Wembly Place Project Ltd.
Ph: (250) 248-6144 (City of Parksville)
Mixed single- and multi-family dwellings in 171 units located at Stanhope and the Vancouver Island Highway. Phased development over several years. Phase 1 and 2 (61 units) are complete. Phase 3 remains proposed.

Status: Proposed
Est. Cost ($ million):
First Entry: Sep 1997
Start: 1994
Finish: 2003
Last Update: Dec 2001

Port Alberni

**Port Alberni Aluminum Smelter,** KTD Technology and Development
Ph: (250) 723-2146 (City of Port Alberni)
Feasibility study completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum. Project is being actively promoted and is at the investor recruitment stage. Should project not proceed two other locations outside BC are being considered.

Status: Proposed
Est. Cost ($ million): 1400
First Entry: Dec 2000
Start: Summer 2003
Finish: Late 2005
Last Update: Mar 2002

Port Hardy

**Limestone Quarry,** Graymount Western Ph: (801) 262-3942
Proposed limestone quarry on north Vancouver Island approx 250,000 tonnes/yr. Two possible sites being examined at Marnie Bay and Nimkish Lake. Completed environmental studies for the Marnie Bay site and expect to be making formal applications in the near future.

Status: Proposed — Start: 2004
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Sep 1999 — Last Update: Dec 2001

Saanich

**Highway 17 Upgrades,** Ministry of Highways Ph:(250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada). Consultation with communities underway.

Status: Proposed — Start: ?
Est. Cost ($ million): 112 — Finish: ?
First Entry: Mar 2002

Saanich

**773 Cordova Bay Road Residential and Industrial Project,**
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. Plans for the development not expected until Fall 2003.

Status: Proposed — Start: 2003
Est. Cost ($ million): 15 — Finish: Summer 2006
First Entry: Sep 1997 — Last Update: Mar 2002

Salt Spring Island

**Channel Ridge Village,** Property Team Inc.
Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) compatible with the natural environment on a 90-acre site is planned. Architect: de Hoog D'Ambrosio Rowe Architects.

Status: Proposed — Start: 2004
Est. Cost ($ million): 25 — Finish: 2007
First Entry: Dec 1997 — Last Update: Mar 2002

Sooke

**Silver Spray Resort,** Michael and Roxanne Thornton
Ph: (250) 642-1634 (Sooke District)
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina undergoing further assessments prior to approval of rezoning.

Status: Proposed — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Jun 1999 — Last Update: Mar 2002

Vancouver

**1010 Richards Street,** Polygon Developments Ph: (604) 877-113
Proposed development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower. Awaiting city approvals.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 2001 — Last Update: Mar 2002

Victoria

**Upper Harbour Place Office Development,**
Griffiths Milne Clough Projects Inc.
Proposed two phase development on Tyee Road on the Inner Harbour. Phase 1 is a 4 storey, 50,000 sq ft building to house Pacific Coast Net, due to be completed in Aug 2002. Phase 2 is a five storey, 100,000 sq ft office building to be rezoned for higher density.

Status: Proposed — Start: Early 2002
Est. Cost ($ million): 20 — Finish: Fall 2003
First Entry: Dec 2001 — Last Update: Dec 2001

Victoria

**Hotel and Residential Complex** Ph: (250) 385-5711 (Victoria City)
Proposed seven storey hotel-condominium complex at Pandora Avenue and Fisgard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings — a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fisgard. It is hoped that approval from the environmenal agencies and the close of the sale will be completed by end of July 2002.

Status: Proposed — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 2001 — Last Update: Mar 2002

Victoria

**Enhanced Disinfection Victoria,** Capital Regional District
Ph: (250) 360-3000
Water treatment plant for the Victoria area to use either filtration, ozonation, ultraviolet light, or a combination. Preliminary planning stage for ultraviolet disinfection to be completed Apr 2002. Once preliminary planning is completed a decision will then be made on whether to proceed with ozonation or ultraviolet light. If project receives approval it is expected to be awarded by end of 2002.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 22 — Finish: Early 2005
First Entry: Mar 2001 — Last Update: Mar 2002

Victoria

**Victoria Performing Arts Centre,** Victoria City Ph: (250) 361-0382
Proposed performing arts centre at Ship Point on the Inner Harbour. Application for Canada-British Columbia Infrastructure Program funds is under consideration. In the very early stages of planning. Project is jointly owned by Victoria, Oak Bay and Saanich. Seeking private and public funding.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 45 — Finish: Late 2004
First Entry: Mar 2001 — Last Update: Mar 2002

## 1. Vancouver Island/Coast

Victoria

**Marriott Garden Hotel,** Concept Properties Ph: (604) 688-9460
Proposed 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St. The $34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel, and a 10 storey office building. Phase 2 and 3: two high-rise residential towers will require rezoning. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. A development permit has been issued. Building of the hotel is expected to create 200 full time jobs. Project entering working drawings stage. Architect: Lawrence Doyle Architects. Dates are for hotel construction.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 90 — Finish: Spring 2004
First Entry: Sep 1999 — Last Update: Mar 2002

Victoria

**Belleville Ferry Terminal Redevelopment,** City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism.

Status: Proposed — Start: Late 2002
Est. Cost ($ million): 16 — Finish: Late 2004
First Entry: Mar 1999 — Last Update: Dec 2001

Victoria

**Victoria Sewage Treatment Plant,** Capital Regional District
Ph:(250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been sent to the Ministry of the Environment for review. Decision on project expected in Apr 2002.

Status: Proposed — Start: 2005
Est. Cost ($ million): 100 — Finish: ?
First Entry: Mar 1999 — Last Update: Mar 2002

Victoria

**Multi-Purpose Arena/Convention Facility,** City of Victoria
Ph: (250) 361-0382
Revised arena proposal to replace Memorial Arena with a 7500 seat facility in 95,000 sq ft of space. Private partners will be sought to aid in building the facilities, and an advisory panel on arena development has been convened. Feasibility study completed. Expressions of interest from four potential partners have been received. City is in negotiations with a partner to design and build the facility. Project will go to referendum in Spring 2002.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 30 — Finish: Summer 2005
First Entry: Sep 1997 — Last Update: Mar 2002

Victoria

**Sooke Reservoir Expansion Project,** Capital Regional Water District
Ph: (250) 474-9600
Raising of the Sooke Dam resulting in the doubling of the reservoir's capacity. Phase 1: JJM Construction completed site clearing in Dec 2001. Phase 2 dam construction: to start in spring 2002.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 14 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Mar 2002

View Royal

**View Royal Youth Custody Facility,** BC Buildings Corporation
Ph: (250) 356-9993
New facility to replace overcrowded Pembroke Street building. Three separate structures, 3880 sq m total, on eight acres. Rezoning of site at 1580 Trans-Canada Highway and Talcott Road approved. Architect: Warner James Architects. General contractor: Knappett Construction Ltd.

Status: Proposed — Start: Summer 2001
Est. Cost ($ million): 14 — Finish: Summer 2002
First Entry: Sep 1997 — Last Update: Jun 2001

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**STATUS: ON HOLD**

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Langford

**Goldstream Meadows Residential Development,**
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Property is for sale. Bas Smith Architecture Inc. is architect for townhouse units.

Status: On hold — Start: ?
Est. Cost ($ million): 36 — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2002

Nanaimo

**Wal-Mart Store,** Wal-Mart Canada Inc. Ph: (905) 821-2111
Development of a one-storey store (12,000 sq m) at the former Bay site at Woodgrove Mall. In planning stages. Project is currently on hold.

Status: On hold — Start: Summer 2002
Est. Cost ($ million): 15 — Finish: Late 2002
First Entry: Mar 2001 — Last Update: Mar 2002

Nanoose

**Pacific Shores Nature Resort,** Ocean Place Holdings Ltd.
Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. Next phase to start in 2002 will be broken into three sub-phases consisting of: 16 units; 16 units; 19 units. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office. Project is expected to resume in May 2002.

Status: On hold — Start: Spring 1998
Est. Cost ($ million): — Finish: 2003
First Entry: Sep 1997 — Last Update: Mar 2002

Port Alberni

**Port Alberni Cogeneration Plant,** Partnership of BC Hydro/Calpine
Ph: (604) 528-2661
Proposed construction of a 265-MW gas-fired power plant off Tebo Road to generate enough electricity for 250,000 homes to replace a portion of the electricity currently delivered by undersea cables. Expected 250 person-years of employment during construction and 20 operating jobs. Linked to Georgia Strait Crossing natural gas pipeline proposal (see entry for Duncan). Project rezoning was rejected. Developers looking for new site on Vancouver Island.

Status: On hold — Start: ?
Est. Cost ($ million): 300 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

Port Hardy

**Copper Smelter,** GTN Copper Corp. Ph: (303) 790-7100
Proposed custom copper-smelting to eventually produce 100,000 tonnes/yr using infrastructure from the former Island Copper Mine near Port Hardy. Initially expected to generate 60-80 jobs. On hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 80 — Finish: ?
First Entry: Sep 1999 — Last Update: Dec 2001

Salt Spring Island

**Salt Spring Island Village Resort,** Saltspring Island Village Resorts
Ph: (250) 537-2711 (Islands Trust)
Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on-hold and property is up for sale.

Status: On hold — Start: 1996
Est. Cost ($ million): 14 — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2002

Sooke

**Deer Trail Resort,** Deer Trail Development/Cinema XL Group
Ph: (250) 384-3590
Proposed Deer Trail Lodge, adjacent hotel, cottages, and other facilities to be built in phases over 10 - 15 years. Development permit approved. Preparing working drawings for phase 1 ($25 million), destination resort. Phase 2 is a media village. First part of the development, a campground, is open. As of Dec 2001 the development permit has expired.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Mar 1998 — Last Update: Mar 2002

Victoria

**Conventional Ferries Construction,** BC Ferries Corporation
Ph: (250) 381-1401
As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Mar 1998 — Last Update: Mar 2002

## STATUS: CONSTRUCTION STARTED

Colwood

**Millstream Connector Highway By-Pass,** BC Transportation Financing Authority Ph: (250) 356-0981
By-pass of former Highway 1A for commuters in the Western Communities, to extend between Sooke Road and Latoria Road. The by-pass will have four-lanes to Allendale Road and a two-lane section built on a four land base beyond Allendale Road. Station Ave to Sooke Road, four lanes, is under construction and completion is scheduled for 2003.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 20 — Finish: 2003
First Entry: Mar 2001 — Last Update: Mar 2002

Colwood

**Royal Bay Housing Development,** Construction Aggregates Ltd.
Ph: (250) 478-8311
Proposed four-phase (2700 homes) development on 250-ha site on Metchosin Road. Phase 1 includes 646 single units, duplex homes, and townhouses. Later phases will include townhomes and commercial space, schools, parks and a 7.5 km perimeter greenway. Site services are complete including roads. Primary planning consultant: Cityspaces Consulting. Capital cost is for Phase 1. Two small developments of 28 (Delora) & 30 (Hatley) lots have been rezoned and Hatley subdivision is under construction. Delora site has been serviced and is under construction. Have applied for Phase 1 subdivision for approx. 50 lots. Development permits issued for two phases. Permits are for one 225-unit phase and one 108-unit phase.

Status: Construction started — Start: Mar 2000
Est. Cost ($ million): 150 — Finish: 2020
First Entry: Dec 1997 — Last Update: Mar 2002

Courtenay

**Mt. Washington Ski Resort,** Mt. Washington Ski Resort
Ph: (250) 338-1386
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Another lodge and retail/commercial area are being planned. A Nordic adventure centre is complete with official opening October 2001. Marmot breeding centre (cost $2-3 million) operational in late October 2001. 600 acres will be developed over Summer 2002 as summer hiking trails and ski trails.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 30 — Finish: 2004
First Entry: Sep 1997 — Last Update: Mar 2002

Esquimalt

**CFB Esquimalt Projects,** Department of Defence Ph: (250) 363-7928
New buildings for dockyard shop consolidation ($70 million - Design consultants are Reid Crowther), are in final design phase with construction started in 2001. Construction of a transmission pipeline, new tank farm to replace Colwood Jetty refuelling facility ($44.8 million) was awarded to NAC Constructors Ltd. with construction started November 2001. Naval officer training facility is under construction. Fire-fighting facility ($16 million) is complete. Proposal to upgrade buildings and replace the entire underground infrastructure at the dockyard announced in Nov 2000 has been tendered. Estimated completion of infrastructure and dockyard is end of 2002. Water distribution systems at the Dockyard and Naden sites is estimated to cost $50 million for the two projects.

Status: Construction started — Start: Jan 1999
Est. Cost ($ million): 170 — Finish: 2003
First Entry: Dec 1997 — Last Update: Mar 2002

## 1. Vancouver Island/Coast

### Langford

**Westwind Plaza** Ph: (250) 478-3121
Five buildings with total of 9896 square metres of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed July 2001. The three remaining phases of this development will follow. No dates on the remaining phases.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 20 — Finish: ?
First Entry: Jun 1999 — Last Update: Mar 2002

### Nanaimo

**Malaspina University College Expansion,** Malaspina College
Ph: (250) 753-3245
Demolition of existing structures to clear site for construction of new buildings. Construction of a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre reached substantial completion in Dec 2001. Construction of two buildings (heavy-duty construction shop and physical plant) completed in Nov 2001. Tenders will be called in future for renovations to existing building to accommodate hairdressing school and for mechanical/seismic upgrade of lower cafeteria. Hairdressing school in design stage with construction expected to begin Apr 2002. The project will provide approx. 9,290 sq metres of instructional space.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: Fall 2002
First Entry: Jun 2000 — Last Update: Dec 2001

### North Saanich

**Victoria International Airport Expansion,** Victoria Airport Authority
Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Apron expansion was complete in Nov 2000. Building construction started in Sep 2000. Stage 1: West baggage claim addition completed Mar 2001. Stage 2: New lower hold-room completed Jun 2001. Stage 3: Area occupied by Canada Customs and car rental agencies to be completed. Stage 4: Centre Core ( retail, upper level hold-room, observation lounge, preboard screening) slated Feb 2002- June 2002. Stage 5: Baggage-handling area slated Jan 2002- Apr 2002. Stage 6: Passenger check-in area slated Mar 2002 - Jun 2002. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 21 — Finish: Jun 2002
First Entry: Jun 1999 — Last Update: Mar 2002

### Parksville

**Craig Bay Estates,** Intracorp Developments Ltd. Ph: (604) 801-7000
Mixed 171-unit single- and multi-family dwellings. Phased development over 10 years. Development permit issued in Oct 2000 for a 40-unit condominium building and 20 detached townhouse units. Townhouse units under construction 9 units at a time. First 9 townhouse units completed and the next 9 units are under construction.

Status: Construction started — Start: 1992
Est. Cost ($ million): — Finish: Jun 2002
First Entry: Sep 1997 — Last Update: Jun 2001

### Saanich

**5300 Cordova Bay Road Residential/Commercial/Golf Course Development,** Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
175-unit residential building, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. 32 apartments are complete. Rezoning for 24 apartments (Sayward Hill) is complete. The subdivision application for further development has been finalized. Rezoning for the golf course and underground parking is complete. A building permit for the clubhouse has been issued. Golf course is completed. Phase 1: 29 town house and condominium units are completed. Phase 2 : site servicing is completed but no dates as to when construction will proceed.

Status: Construction started — Start: 1998
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2001

### Saanich

**Christmas Hill Residential Development,**
Christmas Hill Investments Ltd. Ph: (250) 384-2131 (Architect)
Mix of 253 dwellings on 13 ha on northeast corner of McKenzie Avenue and Pat Bay Highway. Includes 372 sq m of retail space. Architect: Moore Patterson Architects Ltd. Phase 1 (apartments) is complete. Phase 2 (apartments and retail development) will proceed with improving market conditions. Single family units under construction.

Status: Construction started — Start: 1997
Est. Cost ($ million): — Finish: 2002
First Entry: Sep 1997 — Last Update: Sep 2001

### Victoria

**Worldmark Residential Development** Ph: (604) 685-0111
Timeshare residential development at 120 Kingston Street at Superior and Kingston. Building to be constructed in two levels of 9 and 7 storeys each. Construction manager: Intertech Construction Management.

Status: Construction started — Start: Feb 2002
Est. Cost ($ million): 20 — Finish: Mar 2003
First Entry: Mar 2002

### Victoria

**Mount St. Mary Hospital (Fairfield Health Centre) Replacement**
Capital Health Region/Mount St Mary Hospital Ph: (250) 370-8877
Replacement of the existing Mount St. Mary Hospital at 841 Fairfield Rd. with a new 5-storey 200-bed multi-level care facility with a parking structure . Architect: Jensen Group Inc. Construction contractor: Campbell Construction Ltd. About 150 people will be working on the site at the peak of construction. In addition, a concept plan is being developed for preservation and refurbishment of the St. Joseph's building in combination with a mixed use private sector site on west end of the property. Rezoning for the subdivision approved.

Status: Construction started — Start: Sep 2001
Est. Cost ($ million): 31 — Finish: Jan 2003
First Entry: Sep 1997 — Last Update: Dec 2001

Victoria

**Royal Jubilee Hospital Expansion/Redevelopment,**
Capital Health Region Ph: (250) 360-3000
Three-phase hospital redevelopment to modernise/replace outdated facilities. Phase 1: 32,000-sq m diagnostic treatment centre with facilities for surgery, emergency, outpatient care and other activities (est $92 million). Prime Architect: Poon Gardner Garrett and Wagg & Hambleton Architects. General contractor for phase 1 (70.5 million): Farmer Construction Ltd. Redesign approved to move intensive care units near surgical facilities at an additional cost of $16 million. Parkade complete. Kidney dialysis centre is located adjacent to the diagnostic treatment centre with construction started May 2001 and to be completed June 2002.

Status: Construction started — Start: Jul 1999
Est. Cost ($ million): 176 — Finish: Summer 2002
First Entry: Sep 1997 — Last Update: Mar 2002

Victoria

**Selkirk Waterway Project,** Jawl Holdings Ltd.
Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site formerly occupied by a Fletcher Challenge sawmill. Several government buildings, a 46-unit townhouse and condo building and a Montessori school are completed. Construction of a six-storey office tower at 2957 Jutland (Gatehouse) with ground-floor retail outlets is complete. A building permit has been issued for a 28-unit apartment building with ground-floor retail outlets at 300 Waterfront Crescent. An assisted care living facility is in the planning stages. Master Planners: de Hoog D'Ambrosio Rowe.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: 2003
First Entry: Sep 1997 — Last Update: Mar 2002

Victoria

**Shoal Point Residential Development,**
South Island Development Corp Ph: (250) 388-6608
Residential project in three buildings beside Fishermen's Wharf at the Chevron site, includes two floors of marine-related businesses, and 156 condos including 14 live-work units. Phase 1 (marine commercial space and 62 condos) is complete. Phase 2 which includes 20,000 sq ft of commercial space and 43 condos is under construction; nearing completion. Phase 3: 12,000 sq ft of commercial space and 55 condos to be completed by Spring 2003.

Status: Construction started — Start: Mar 1999
Est. Cost ($ million): 60 — Finish: Spring 2003
First Entry: Sep 1997 — Last Update: Dec 2001

Victoria to Campbell River

**Vancouver Island Highway Project,** Province of British Columbia
Ph: (250) 953-4949
The project includes new highway (150 km), bridges, overpasses, interchanges and improvements to the existing system west of Victoria to Campbell River. Construction of most sections is complete, the most recent being the Courtenay to Campbell River portion completed Fall 2001. The Chemainus and Ladysmith areas are scheduled for completion in 2002. The Trans Canada Highway - Victoria approaches are scheduled for completion in Sep 2002.

Status: Construction started — Start: 1994
Est. Cost ($ million): 1300 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Dec 2001

Victoria/Capital Regional District

**Hartland Landfill Improvements,** Capital Regional District
Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. At the end of March 2002 there was a call for proposals for a suitable gas-utilization technology to generate electricity, for approx 3 MW. BC Hydro may be buying the power generated. The facilities for gas utilization will be constructed in 2002. Removal of rock to increase the landfill space will be completed after social and environmental reviews are concluded.

Status: Construction started — Start: 1992
Est. Cost ($ million): 27 — Finish: 2003
First Entry: Sep 1997 — Last Update: Mar 2002

# Mainland/Southwest Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2000) : 62.2
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

**Selected Demographic Characteristics**

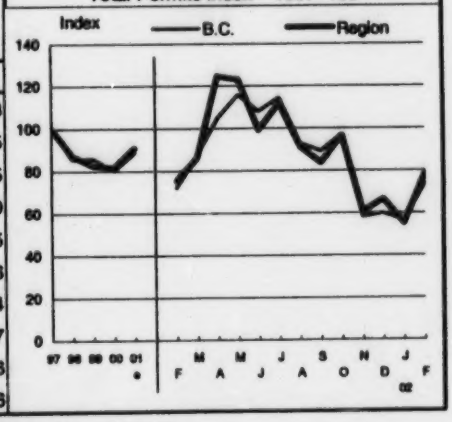
| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 85.5 | 283.1 | 178.0 | 381.2 | 276.8 | 139.4 | 1,343.9 | 464.4 | 0.441 | 0.167 | 0.608 | 1976 |
| 1981 | 93.5 | 264.2 | 199.7 | 463.1 | 295.9 | 167.3 | 1,483.7 | 550.4 | 0.373 | 0.175 | 0.548 | 1981 |
| 1986 | 108.4 | 263.2 | 193.7 | 553.3 | 321.3 | 195.9 | 1,635.9 | 639.0 | 0.348 | 0.183 | 0.531 | 1986 |
| 1991 | 125.4 | 301.2 | 191.4 | 669.1 | 367.5 | 230.2 | 1,884.9 | 711.2 | 0.347 | 0.187 | 0.535 | 1991 |
| 1996 | 137.8 | 354.3 | 212.8 | 769.8 | 466.4 | 258.6 | 2,199.7 | 827.7 | 0.340 | 0.178 | 0.518 | 1996 |
| 2001 | 127.4 | 367.4 | 217.4 | 778.0 | 567.0 | 282.1 | 2,339.2 | 923.9 | 0.317 | 0.18[illegible] | 0.497 | 2001 |
| 2006 | 127.7 | 368.9 | 230.8 | 791.0 | 685.7 | 313.7 | 2,517.7 | 1,028.4 | 0.291 | 0.184 | 0.475 | 2006 |
| 2011 | 137.7 | 368.2 | 244.0 | 822.9 | 798.3 | 362.7 | 2,733.8 | 1,146.9 | 0.271 | 0.194 | 0.466 | 2011 |
| 2016 | 149.0 | 375.0 | 250.4 | 868.1 | 861.1 | 449.0 | 2,952.5 | 1,266.4 | 0.265 | 0.227 | 0.492 | 2016 |
| 2021 | 156.9 | 399.3 | 241.3 | 921.0 | 899.3 | 546.9 | 3,164.6 | 1,369.2 | 0.270 | 0.265 | 0.535 | 2021 |
| 2026 | 160.8 | 425.9 | 247.9 | 948.7 | 929.4 | 654.3 | 3,367.1 | 1,464.2 | 0.276 | 0.308 | 0.584 | 2026 |

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

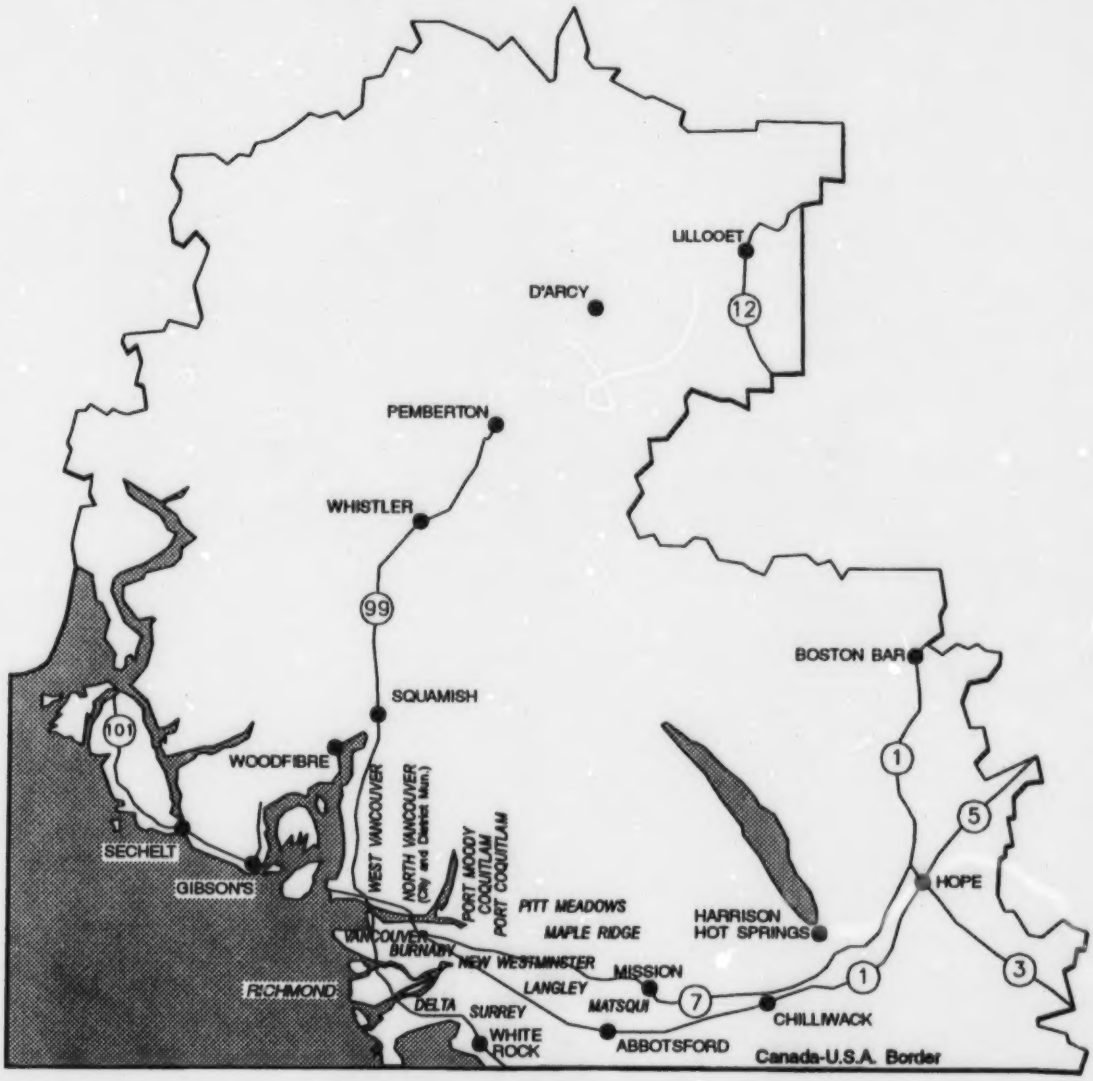
**Building Permits**

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Commercial | Institutional & Gov'mental | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 4,107.3 | 1,143.7 | 91.2 | 721.6 | 330.9 | 2,963.6 | 24,283 |
| 1995 | 3,452.3 | 1,236.7 | 126.2 | 680.1 | 430.4 | 2,215.6 | 16,495 |
| 1996 | 4,113.6 | 1,303.5 | 175.0 | 823.8 | 304.6 | 2,810.1 | 20,275 |
| 1997 | 3,708.2 | 1,310.7 | 183.7 | 953.3 | 173.6 | 2,397.6 | 18,440 |
| 1998 | 3,236.3 | 1,414.9 | 189.2 | 944.3 | 281.4 | 1,821.4 | 13,115 |
| 1999 | 3,061.9 | 1,304.9 | 231.0 | 749.5 | 324.4 | 1,757.0 | 11,496 |
| 2000 | 3,029.7 | 1,412.9 | 185.1 | 929.3 | 298.4 | 1,616.8 | 10,024 |
| 2001 p | 3,369.4 | 1,376.9 | 150.5 | 795.0 | 431.3 | 1,992.5 | 11,717 |
| YTD Feb '01 | 454.0 | 185.6 | 23.7 | 111.4 | 50.6 | 268.4 | 1,216 |
| YTD Feb '02 | 412.6 | 117.6 | 12.1 | 74.1 | 31.4 | 294.9 | 1,816 |




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Mainland/Southwest Development Region




## Population of Major Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate | | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Mainland/Southwest** | | **2,270,565** | **2,294,071** | **2,315,162** | **2,338,185** | Chilliwack | C | 64,392 | 65,245 | 65,371 | 65,951 |
| Vancouver | C | 551,700 | 558,076 | 565,477 | 571,708 | Maple Ridge | DM | 60,901 | 61,953 | 63,088 | 64,238 |
| Surrey | C | 331,776 | 335,940 | 339,811 | 344,620 | New Westminster | C | 53,499 | 54,160 | 54,852 | 54,207 |
| Burnaby | C | 188,916 | 190,212 | 192,193 | 193,644 | Port Coquitlam | C | 50,727 | 51,116 | 51,381 | 52,094 |
| Richmond | C | 161,728 | 163,958 | 164,964 | 166,809 | North Vancouver | C | 44,365 | 44,627 | 44,914 | 45,330 |
| Abbotsford | C | 113,215 | 114,184 | 115,032 | 116,009 | West Vancouver | DM | 42,604 | 42,529 | 42,418 | 42,526 |
| Coquitlam | C | 110,267 | 111,503 | 112,189 | 113,498 | Mission | DM | 32,482 | 32,651 | 32,904 | 33,217 |
| Delta | DM | 100,875 | 101,069 | 101,349 | 101,743 | Langley | C | 24,060 | 24,171 | 24,269 | 24,421 |
| Langley | DM | 87,472 | 88,464 | 89,278 | 90,102 | Port Moody | C | 23,101 | 23,729 | 23,800 | 24,162 |
| North Vancouver | DM | 85,172 | 85,485 | 85,741 | 86,152 | White Rock | C | 17,663 | 17,568 | 17,361 | 17,169 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

Abbotsford

**McKee Road Residential Development,** Focus Architecture and Ping Ltd. Ph: (604) 853-5222 (Owners Rep - Focus Architecture)
Proposed development to include approx 170 townhouses and 45 single-family lots at 3910 McKee Road near Ledgeview Golf Club. Project remains at preliminary planning and approvals stages. Development will also be going back to public hearing.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1999 — Last Update: Mar 2002

Abbotsford

**Abbotsford Residential Development,**
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed — Start: ?
Est. Cost ($ million): 75 — Finish: ?
First Entry: Sep 1999 — Last Update: Mar 2002

Abbotsford

**Fraser Valley Regional District General Hospital,**
Fraser Valley Regional District Ph: (604) 556-5060
Proposed 300-bed hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road. Architect: Architectura. Have submitted a business case to the provincial government and have received approval in March 2001. Project is undergoing review and is seeking additional private sector involvement.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 210 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Dec 2001

Burnaby

**Burnaby Secondary School,** Burnaby School District 604-664-8441
Proposed new secondary school with a capacity of 1500 students on a 15 acre site. School will be located at 6969 10th Avenue. Project is at design stage.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Sep 2001 — Last Update: Dec 2001

Burnaby

**Metrotower III,** Cambridge Leaseholds Ltd. Ph: (604) 438-4710
Proposed 350,000- to 425,000-sq. ft tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought.

Status: Proposed — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Jun 1998 — Last Update: Dec 2001

Burnaby

**Southoaks Crescent Apartment Towers,** Appia Development Corp.
Ph: (604) 294-0666
Three residential towers (18, 19 and 21 stories) at Southoaks Crescent. Architect: Lawrence Doyle Architect Inc. Consulting Engineer: Vector Engineering Services. First tower and Gemini tower are complete. The third tower Gemini II (approx 180,000 sq ft) is a 150-unit 21-storey tower with 2-3 levels of underground parking and six 2-storey townhomes. Dates are for Gemini II as they presold units before starting construction Winter 2001/02.

Status: Proposed — Start: Apr 1998
Est. Cost ($ million): — Finish: Summer 2002
First Entry: Mar 1998 — Last Update: Mar 2002

Burnaby

**7155 Kingsway - Middlegate Development,** Redekop Properties Inc.
Ph: (604) 662-8144
One-million-sq ft development in two phases on four ha consisting of commercial space and four high-rises and two low-rises containing 800-900 residential units. Located at 7155 and 7185 Kingsway. Phase 1: 29-storey apartment tower with 340,000 sq ft including parking, 182 residential units, community space, retail, office space. Phase 2: two 27-storey residences, one 24-storey residence, and two four-storey residential buildings. Architect: Lawrence Doyle Architect. At permit application stage.

Status: Proposed — Start: Sep 2002
Est. Cost ($ million): — Finish: Fall 2004
First Entry: Dec 1997 — Last Update: Mar 2002

Burnaby

**UniverCity Highlands,** Burnaby Mountain Community Corporation
Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented townsite complex on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans adopted by city. Proposed 4,500 residential units in two neighbourhoods to accommodate 10,000 with a mixed-use commercial main street. BMCC will retain ownership and control of retail space. Architect: Hotson Bakker Architects. The first phase of development will be at the east end of the campus. BMCC is continuing to seek public input on possible housing choices: co-ops, rental housing and condominiums; and community architectural style. Watercourse and storm water management and transport plans are being developed. Planning concepts for the first phase of development are being refined. Phase 1: 400 townhouse and apartment units and part of the town centre is expected to go out for tender in April 2002 and to be completed by 2003. There will be 900 housing units built by 2010.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 100 — Finish: 2015
First Entry: Dec 1997 — Last Update: Mar 2002

Chilliwack

**Hotel and Convention Centre,** CTEW Group/City of Chilliwack
Ph: (604) 793-2906 (City)
Development of a 100-unit condo development, retail space and 3 levels of convention space centre has been endorsed by the city. To be built downtown adjacent to the existing 100-room Rhombus Hotel. In planning stages.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 30 — Finish: Summer 2004
First Entry: Sep 2001 — Last Update: Dec 2001

## 2. Mainland/Southwest

### Chilliwack

**The Village,** Rempel Development Group Ph: (604) 857-1547
Long-term comprehensive development project to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. Site servicing has started. Project formerly known as Pioneer Crossing has been re-designed to reduce the number of single family units from 170 to 96 and the townhouse units have been increased from 154 to 243. The number of apartments also increased from 106 to 300 conventional units or from 130 to 330 congregate care units. Of the 330 units a maximum of 80 apartment/studio-loft units are proposed to be constructed on the third storey above two storeys of commercial use in the town centre. The commercial area has increased in size from 3,716 sq m to 14,000 sq m. Project has received approvals. Subdivision not yet completed. Developer has applied for permits for first 34 lots. One building permit issued for show home.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2000
Start: Summer 2002
Finish: Summer 2007
Last Update: Mar 2002

### Coquitlam

**1335 Pinetree Way Residential Development,** Polygon Homes Ltd.
Ph: (604) 877-1131
Proposed development of 630 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Project is in the planning stages and is seeking amendments to the OCP.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Start: ?
Finish: ?
Last Update: Mar 2002

### Delta

**Massey Tunnel Seismic Upgrade,** BC Ministry of Transportation
Ph: (250) 387-3198
Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2001
Start: 2007
Finish: 2008
Last Update: Dec 2001

### Langley

**Willowbrook Residential Development,** Polygon Homes Ltd.
Ph: (604) 877-1131
Proposed 198-unit, three-storey townhouse development on 68th Ave at 202nd St. Rezoning passed third reading. Project is at the building permits stage. Architect: Ramsey Worden Architects.

Status: Proposed
Est. Cost ($ million):
First Entry: Sep 1998
Start: Summer 2002
Finish: Late 2003
Last Update: Mar 2002

### Lillooet region

**Cayoosh Ski Resort,** NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,186-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Other permits and approvals to follow. Need to complete ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Land and Water BC Inc. will establish a committee to co-ordinate master planning and related processes. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2002

### New Westminster

**615 Hamilton Street Apartments,** Appia Developments
Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Project is awaiting rezoning.

Status: Proposed
Est. Cost ($ million):
First Entry: Dec 2001
Start: ?
Finish: ?
Last Update: Mar 2002

### New Westminster

**Patullo Bridge Rehabilitation,** TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002), $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading. When budget approval is received project will proceed with design work for phase 1 which is painting of the bottom cores as well as work on the cross bracing. Work on phase 1 is expected to proceed in 2002.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Dec 2001
Start: 2002
Finish: 2005
Last Update: Mar 2002

### North Vancouver

**Seymour Creek Village,** Squamish Nation Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in predevelopment stage and must be approved by band council and members. Voting by band members will take place in Apr 2002. The development will be done in four stages. If development is built, the provincial government is to provide new access off Dollarton Highway and further access improvements off Seymour Parkway. Squamish Nation are currently involved with the provincial government in negotiations regarding access from Highway 1. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Mar 2002

### North Vancouver

**Seymour Falls Dam West Abutment Project,**
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the dam is in detailed design phase. Public consultation is ongoing as lands are part of conservation reserve. Final design is underway. Project has been delayed and will go to tender Summer 2003.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 1998
Start: Dec 2003
Finish: Jun 2005
Last Update: Dec 2001

North Vancouver

**Versatile Shipyards Mixed Use Development,**
Coopers and Lybrand Ltd. Ph: (604) 806-7529
Development of former Versatile Shipyard Site to include 825,000-sq ft of 750 to 1000 residential units, 7-storey 150 room hotel, 100,000-sq ft retail space, 100,000 to 200,000 sq ft office space, 38,000-sq ft community use, 12,000-sq ft industrial use, 10,000-sq ft of convention space, a marina and a pier for cruise ship docking. There are four heritage buildings on the site that will upgraded. Granted Official Community Plan amendment. Received rezoning. Moving of Esplanade Avenue to occur with the development of this site. When realignment is completed construction on buildings is expected to start 2002/2003. Each parcel of land to be developed will be subject to a public hearing and review by the city. Demolition at site is underway.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 1998
Start: Summer 2002
Finish: 2011
Last Update: Mar 2002

North Vancouver

**GVRD Seymour Water Filtration Plant,**
Greater Vancouver Regional District Ph: (604) 432-6340
The largest water filtration plant in North America, for the Seymour source, has completed preliminary design. A design-build-operate call for proposals for the 1000 Ml/day plant was completed in Oct 2000 with six proposals received. Four proponents shortlisted in early 2001 but process was cancelled before RFP was issued and not expected to be active until summer 2002. Expected to be a 5- to 20-year operating contract. Project management services award to be made by the end of March 2002.

Status: Proposed
Est. Cost ($ million): 135
First Entry: Sep 1997
Start: Early 2003
Finish: 2005
Last Update: Mar 2002

North Vancouver

**GVRD- Capilano Water Treatment Facilities,**
Greater Vancouver Regional District Ph: (604) 432-6341
GVRD is upgrading its water treatment facilities to meet drinking-water standards. The ozonation plant ($87.5 million) for the Capilano system was under design but has been cancelled and has been replaced with a water filtration project that is in the planning stages. Final approvals received. Project management services for the water filtration plant awarded end of March 2002.

Status: Proposed
Est. Cost ($ million): 87
First Entry: Sep 1997
Start: 2004
Finish: 2006
Last Update: Mar 2002

Pemberton

**Douglas Creek Water Power Project,** Cloudworks Energy Inc
. Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Expected to complete environmental and other reviews in fall 2002.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004

Pemberton

**Fire Creek Water Power Project,** Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Expected to complete environmental and other reviews in fall 2002.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004

Pemberton

**Stokke Creek Water Power Project,** Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Expected to complete environmental and other reviews in fall 2002.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004

Pemberton

**Ure Creek Water Power Project,** Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project near Mount Currie. An Environmental Socioeconomic Report has been submitted in support of the water licence application. Expected to complete environmental and other reviews in fall 2002.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2004

Pemberton

**Recreational Resort Complex,** Venture Pacific Development Corp.
Ph: (604) 922-3050
Year-round recreational complex on 173 acres near Pemberton would include an 18-hole golf course, cross-country snowmobile area, equestrian centre, and 1200 vacation quarter-share housing units. Land has been acquired, rezoning and financing are underway.

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2001
Start: Late 2002
Finish: Late 2006
Last Update: Dec 2001

Pemberton

**Rutherford Creek Power Project,** Rutherford Creek Power Ltd.
Ph: (604) 633-9990
Proposed 30+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 99. Water Licence approved in Oct 2001. Out for tender for design-build.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Jun 2000
Start: Apr 2002
Finish: Fall 2004
Last Update: Mar 2002

Pitt Meadows

**Mayfair Place Shopping Centre,** Onni Group Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19900 block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. At 3rd reading in the rezoning process with a few minor issues still to be resolved. Approval for rezoning expected in Apr 2002. Canadian Superstore is one of the two major tenants that have been secured.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2001
Start: Late 2002
Finish: Fall 2003
Last Update: Mar 2002

Port Coquitlam

**Dominion Triangle Phase 2,** First Professional Management Inc.
Ph: (604) 448-9112( Owner's rep)
Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000 - 900,000 sq ft of commercial and retail space in several buildings. Dates are for phase 1. Phase 2 is in the early planning stages.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Start: Fall 2002
Finish: Fall 2003
Last Update: Mar 2002

Port Coquitlam

**Highway Bypasses,** Port Coquitlam City Ph: (604) 927-5420
A transportation study by the city identified the need for the bypasses as part of a medium and long term strategy to improve the city's transportation network. A proposal included two overpasses in Port Coquitlam, a $39-million overpass above the CP Rail yard, and a $9- to 12-million underpass (depending on one or two lanes built) on Shaughnessy St to connect the north and south portions of the city. No application has been made for funding.

Status: Proposed
Est. Cost ($ million): 48
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Dec 2001

Richmond

**Imperial Landings,** Onni Developments Ph: (604) 602-7711
Proposed development at 4320 Moncton St. of retail space ( approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 500+ mix of townhomes, condominiums and single-family homes on approx 21 hectares. Project has received rezoning and was sold to a developer in Dec 2001. Phase 1; 250 units is in the early planning stages.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Sep 2001
Start: Summer 2002
Finish: 2005
Last Update: Mar 2002

Richmond

**Riverside Business Park,** Opus Building Canada Inc.
Ph: (604) 538-9618
20-acre industrial site with eight buildings (approx 300,000 sq ft) at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000-sq ft self-storage building. Site servicing is completed, building construction to start as lots are sold to developers.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Start: ?
Finish: ?
Last Update: Dec 2001

Richmond

**Richmond Senior Secondary School,** School District 38 (Richmond)
Ph: (604) 668-6000
Proposed replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Plans are completed. Architect: Advanced Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 1998
Start: Summer 2002
Finish: Sep 2003
Last Update: Mar 2002

Richmond

**Sun Tech Hotel/Commercial Complex,**
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. Awaiting 3rd reading zoning approval. Architect: Andrew Cheung Architects Inc. Project Manager: Echo West Developments Ltd.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1998
Start: Fall 2002
Finish: Fall 2004
Last Update: Dec 2001

Richmond

**Richmond Trade & Exhibition Centre,** PavCo Ph: (604) 821-5470
Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Tourism Richmond, Richmond City Council and staff are working on the project with the developer. Project has been delayed. No firm dates on when development will proceed.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Mar 1998
Start: Spring 2003
Finish: 2004
Last Update: Mar 2002

Richmond

**Aberdeen Mall Expansion,** Fairchild Property Group
Ph: (604) 872-1633
Proposed redevelopment of existing mall at Cambie Road and No. 3 Road. Project is 3-storeys and total building area to increase by approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. Received city approvals. Architect: Bing Thom Architects Inc. At working drawings stage..

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: Apr 2002
Finish: Early 2003
Last Update: Mar 2002

Squamish

**Ashlu Creek Hydroelectric Project,** Ledcor Industries Ltd.
Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. The water licence review will require preparation of an Environmental Socioeconomic Report, to be reviewed by agencies/the public. The report has not yet been submitted.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Start: Spring 2003
Finish: Fall 2004
Last Update: Mar 2002

Squamish

**Upper Mamquam Hydroelectric Project,** Canadian Hydro Developers
Ph: (403) 269-9379
Proposed 25-megawatt run-of-river hydroelectric project. The water licence review of the developer's Environmental Socioeconomic Report is expected to be completed by Jun 2002.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 35 — Finish: Late 2003
First Entry: Dec 2000 — Last Update: Mar 2002

Squamish

**Sea-to-Sky University at Squamish,**
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Requires financing, detailed environmental assessments, and rezoning. Howe Sound Education Foundation had signed a $2-million conditional purchase agreement with landowner Merrill & Ring for District Lot 512. The sale closed on Mar 31, 2001. Project received third reading with the district in Feb 2002. Planning will proceed in Spring 2002. Construction expected to start in late 2002.

Status: Proposed — Start: 2002
Est. Cost ($ million): 120 — Finish: 2005
First Entry: Sep 2000 — Last Update: Mar 2002

Squamish

**Garibaldi at Squamish Ski Resort,** Garibaldi Alpen Resorts Ltd.
Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600- ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, and 1500-room hotel. Preparing project report for Project Approval Certificate under the Environmental Assessment Act. Project financing obtained and reviews will be reactivated.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 237 — Finish: Summer 2008
First Entry: Sep 1997 — Last Update: Mar 2002

Surrey

**152nd Street High School,** Roman Catholic Archdiocese
Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): — Finish: Fall 2005
First Entry: Jun 2000 — Last Update: Mar 2002

Surrey

**Hotel/ Commercial and Residential Development,**
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6700 sq m), commercial complex (6400 sq m) and residential units ( 70 - 72 ) to be built in three phases at 176 St and 2nd Ave. Planning underway and approvals will be sought. Hotel development has funding. The site on which the housing component will be developed has been sold to a developer with construction taking place in 2002. Hotel also expected to proceed in 2002. No dates when in 2002 the housing component and hotel will start.

Status: Proposed — Start: 2002
Est. Cost ($ million): — Finish: 2003
First Entry: Jun 2000 — Last Update: Mar 2002

Surrey

**The Boulevard Club Condominiums,** Boffo Bros Dev
Ph: (604) 299-3443
Proposed Phases 5 to 8; approximately 300 condominium units at 15336 Guildford Drive are in planning stage.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1998 — Last Update: Mar 2002

Surrey

**Guildford Business Park,** Cardiff Estates Ltd. Ph: (604) 684-2494
Proposed 18-acre business park at Hwy 1 at 152nd Street to include 450,000 sq ft of office space in five buildings. In advanced planning stages Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A : 3-storey 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): — Finish: Jun 2004
First Entry: Sep 1998 — Last Update: Dec 2001

Vancouver

**1050 Smithe St. Apartment Tower** Ph: (604) 731-3966 (Architect)
Proposed apartment tower (124 units) 20-storeys above and 5-storeys below . Awaiting city approvals. Architect: Studio One Architects.

Status: Proposed — Start: 2002
Est. Cost ($ million): 20 — Finish: 2003
First Entry: Mar 2002

Vancouver

**1060 Homer Domus Building,** Qualex-Landmark Developments Inc.
Proposed 27-storeys above and 3 below (145,000 sq ft) apartment tower at 1060 Homer St. Development will be 135 units which includes 8 townhomes. Construction manager: Intertech Construction Management Ltd.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): — Finish: Fall 2003
First Entry: Mar 2002

Vancouver

**550 Butte Hotel, Apartment and Amenity Building**
Ph: (604) 688-0893 (Architect)
Proposed 40-storeys above and 5-storeys below hotel/apartment tower at 550 Bute St. Awaiting city approvals. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Proposed — Start: 2002
Est. Cost ($ million): — Finish: 2003
First Entry: Mar 2002

Vancouver

**Hotel and Residential Complex,** Allied Holdings Ltd.
Ph: (604) 669-5335
Combined 29 floors residential use and 21 floors for a hotel adjacent to the Hotel Georgia on Howe Street. This would be one of the tallest structures in Vancouver at 465 feet. Awaiting city approvals.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 100 — Finish: Fall 2004
First Entry: Mar 2002

Vancouver

**1225 Richards The Eden,** Bosa Development Corp. Ph: (604) 299-1363
Proposed 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below residential tower at 1225 Richards St. Drawings are complete.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): — Finish: Early 2004
First Entry: Dec 2001 — Last Update: Mar 2002

Vancouver

**499 Drake Residential Tower,** Brook Development Planning Inc. Ph: (604) 731-9053
Proposed 76 units in a 26-storey-above and 3-storey-below residential tower. Received preliminary approval from development permit board in Feb 2002.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 2001 — Last Update: Mar 2002

Vancouver

**901 Beatty Street Residential Development,** Concert Properties Ph: (604) 685-9875
Proposed development of two towers. Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above an 2-storey-below 166-unit residential tower which includes a 2-storey townhouse. Have applied for development permits. Awaiting city approvals.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 2001 — Last Update: Mar 2002

Vancouver

**955 Burrard Street Residential Tower** Ph: (604) 669-7710 (Architect)
Proposed development of a 37-storey residential tower. Awaiting re-zoning. Project is in the preliminary planning stages. Architect: Davidson Yuen Simpson Architects.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 2001 — Last Update: Mar 2002

Vancouver

**UBC Life Sciences Centre,** University of British Columbia Ph: (604) 822-0195
Development of a 39,000 m2 Life Sciences Centre for teaching and advanced research at the University of British Columbia. Project has received approval from government and is in initial planning stages.

Status: Proposed — Start: ?
Est. Cost ($ million): 135 — Finish: ?
First Entry: Dec 2001 — Last Update: Mar 2002

Vancouver

**455 and 583 Beach Ave Apartments,** Concord Pacific Ph: 604-926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey lowrise and a 2-storey lowrise along the mews. Identical project will also be constructed at 583 Beach Ave. Project is awaiting approvals from the city.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 30 — Finish: Fall 2004
First Entry: Sep 2001 — Last Update: Mar 2002

Vancouver

**Amtrak Rail Improvements,** Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand. Will require upgrades to track and additional sidings on the Canadian portion. Upgrades and additional sidings have been completed from Seattle to Bellingham.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Sep 2001 — Last Update: Mar 2002

Vancouver

**Vancouver Public Works Yard,** Vancouver City Ph: (604) 873-7276
Proposed development of a works yard located on Chess St. The 45,000 sq metre site will include storage and building of 20,500 sq metres. Omicron Consulting was awarded the design and construction management contract. The building is expected to go to tender Apr 2002.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 22 — Finish: Early 2003
First Entry: Sep 2001 — Last Update: Mar 2002

Vancouver

**Costco/Residential Development,** Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000-sq ft Costco store and four residential towers with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture and is at very preliminary stage.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 200 — Finish: 2004
First Entry: Jun 2001 — Last Update: Mar 2002

Vancouver

**Granville Retail and Office Complex,** McDonald Development Corporation Ph: (604) 662-8000 (Architect)
Retail and office complex at Granville and Dunsmuir streets to contain 144,000 sq ft in 5 storeys. Potential changes to project as it may undergo rezoning. Architect: Architectura.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 35 — Finish: Fall 2003
First Entry: Jun 2001 — Last Update: Dec 2001

Vancouver

**Convention Centre Hotel,** Marathon Developments Inc . Ph: (604) 683-1024
800-room hotel proposal linked to the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel is in rezoning. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel will proceed when proposed convention centre receives full funding and rezoning which is not expected until Nov 2002.

Status: Proposed — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Mar 2001 — Last Update: Mar 2002

Vancouver

**Little Mountain Reservoir Seismic Upgrade,**
Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, possibly to expand the size by up to 25%. Stage 1 is in detailed design stage.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2001
Start: Spring 2002
Finish: Late 2003
Last Update: Mar 2002

Vancouver

**Vancouver Convention & Exhibition Centre,**
Marathon Developments Inc. Ph: (604) 647-7203
The Vancouver Convention Centre Expansion Task Force is proposing a scaled-down trade and convention centre project on the west side of Canada Place that will quadruple the amount of meeting and exhibit space on the site. Proposal includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat 124,000 sq-ft lecture hall). Business plan has been released to public. Governments have reviewed the business plan. Received approval of funding from the Federal Government. Private sector has confirmed funding of $90 million. Project undergoing rezoning and approval is not expected until Nov 2002. City staff have recommended that council approve rezoning as it will help to secure the development of the project.

Status: Proposed
Est. Cost ($ million): 495
First Entry: Mar 2000
Start: Early 2003
Finish: Fall 2006
Last Update: Mar 2002

Vancouver

**BC Cancer Research Centre Project,** BC Cancer Agency
Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs in the 600 block of 10th Ave near the Vancouver General Hospital. A design team has been chosen and a rezoning application has been submitted. The building will include space for offices, administration and eight laboratories and will accommodate 600 staff. Demolition of existing structure started Feb 2002 with the new building expected to open in 2004. At working drawings stage.

Status: Proposed
Est. Cost ($ million): 82
First Entry: Sep 1999
Start: Summer 2002
Finish: 2004
Last Update: Mar 2002

Vancouver

**Vancouver General Hospital Medical Technology Park,**
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been passed by Health Board. Public hearings completed in Dec 2001. Legal agreement with city of Vancouver expected to be completed by Jun 2002. Further development and detailed master planning to follow. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 1999
Start: Early 2003
Finish: 2024
Last Update: Dec 2001

Vancouver

**Great Northern Technology Park,** Finning Ph: (604) 872-4444
Redevelopment for a high-tech business park on Finning's 26-acre property and Burlington Northern Railroad's adjacent 8.7 acre property on False Creek Flats between Great Northern Way and Industrial Ave. Expected to house 6,000 - 9,000 employees and may include amenities such as restaurants, retail, and conference facilities. Architect: Busby & Associates. Rezoning complete. Rapid transit route with a station proposed for site. Marketing centre opened on site in June 2000. A 2 acre site is being developed by QLT phototherepeutics to house offices and a biotech lab of approx. 200,000 sq ft. Part of property has been sold to QLT located adjacent to their existing 2 acre site (Architect: Musson Cattell Mackey). QLT currently seeking permits for 2 structures each of which will be 6 to 8-storeys for a total of 500,000-sq ft of office and lab space which are at conceptual design stage. Once acquired contraction dates will then be determined. Finning has donated 7.5 hectares of the site to University of BC, Simon Fraser University, Emily Carr Institute of Art and the BC Institute of Technology for development of a technology campus. The donated 7.5 hectares is 80% of the property Finning owns and the remaining 20% will be put up for bid.

Status: Proposed
Est. Cost ($ million):
First Entry: Mar 1999
Start: Fall 2002
Finish: Spring 2005
Last Update: Mar 2002

Vancouver

**Champlain Mall Redevelopment,** PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Preparation of construction drawings of residential component is underway with construction to start in May 2002. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow phase 1. Awaiting BP approval from city. Architect: W. T. Leung Architects.

Status: Proposed
Est. Cost ($ million):
First Entry: Sep 1998
Start: May 2002
Finish: Fall 2004
Last Update: Mar 2002

Vancouver

**Spaghetti Factory Redevelopment,** Reliance Holdings Ltd.
Ph: (604) 683-4131 (Architect)
Proposed re-development of two lots adjacent to Spaghetti Factory restaurant. Approximately 165,000-sq ft project to include nine-storey, 58-unit condominium tower over retail space, and four-storey retail building. Renovations to existing six-storey restaurant building to add 64 units of live/work space. A design/develop project. Applied for development permit in Aug 2000. Excavation started September 2001. Seismic upgrading underway. Awaiting development and building permits from city.

Status: Proposed
Est. Cost ($ million):
First Entry: Sep 1998
Start: Spring 2002
Finish: Fall 2004
Last Update: Mar 2002

Vancouver

**University of BC Biotechnology Laboratory The Michael Smith Building,** University of British Columbia Ph: (604) 822-8251
Proposed addition to an existing building at the University of BC for a 7419-sq m biotechnology laboratory. Design development completed. In Dec 2001 did value analysis workshops with Ministry. Project has received approval from government. At working drawings stage.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Jun 1998
Start: Fall 2002
Finish: Fall 2004
Last Update: Mar 2002

Vancouver area

**Pacific National Exhibition Development,** Pacific National Exhibition/ Landmark Entertainment Group Ph: (604) 253-2311
Project to relocate the Pacific National Exhibition. The PNE has reached a conditional deal to relocate to northwest Surrey on 27 hectares, subject to environmental testing and provincial funding. A further 10-hectares is to be added later. Planning is very preliminary. The project is being re-evaluated by Liberal government under the core services review.

Status: Proposed — Start: ?
Est. Cost ($ million): 390 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

West Vancouver

**The Village at Park Royal,** Park Royal Mall Ph: (604) 727-8203
Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house a grocery store, restaurants, fashion and lifestyle retailers.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 30 — Finish: Spring 2003
First Entry: Sep 2001 — Last Update: Mar 2002

West Vancouver

**Park Royal Hotel,** Holubitsky Family and Mario Corsi Ph: (604) 925-7058 (District of North Vancouver)
Proposed redevelopment of hotel to triple the number of rooms. "Step-up" design with outer sections two storeys high and rising in increments to five storeys. Applied to district for permits; did not receive council approval for increased density and easing of height restrictions. The proposal is being re-examined.

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Mar 2001 — Last Update: Mar 2002

Whistler

**Olympic Games Village and Facilities,** Vancouver Whistler 2010 Bid Corporation Ph: (604) 408-2101
As part of a proposed bid to host the 2010 Olympic Games in and near Whistler, a number of sports, housing and infrastructure projects are planned for the Whistler to Pemberton corridor and at possible sites in the Vancouver area. Website: www.winter2010.com

Status: Proposed — Start: 2007
Est. Cost ($ million): 1000 — Finish: 2010
First Entry: Sep 2001 — Last Update: Dec 2001

Whistler

**Four Seasons Resort Whistler,** Intrawest Properties Ltd/ Four Seasons Hotels and Resorts Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to be built on site of day-skier parking to include 242 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms. Property is rezoned. Development permit has been issued. In working drawings stage. All units have been presold.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 150 — Finish: 2003
First Entry: Mar 2000 — Last Update: Mar 2002

Yale

**Duke Energy Southern Mainline Expansion,** Duke Energy Inc. Ph: (604) 488-8000
Additional gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland will increase capacity by 200 million cu ft/per day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. Westcoast received commitments from its customers. Additional transportation service agreements are also needed before expansion will proceed. Awaiting National Energy Board Canadian Assessment Act approvals.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 300 — Finish: Fall 2003
First Entry: Jun 2001 — Last Update: Mar 2002

## STATUS: ON HOLD

Abbotsford

**Mt. Lehman Road Interchange Upgrade,** BC Transportation Financing Authority/City of Abbotsford Ph: (250) 356-0981
Additions of a new four-lane overpass connecting Fraser Highway with Old Yale Road and replacement of the existing two-lane overpass at Mt Lehman Road. Also includes rebuilding the Mt Lehman/Fraser Highway intersection to accommodate four lanes with left-turn bays in all directions. Project on hold while reviews are conducted.

Status: On hold — Start: ?
Est. Cost ($ million): 22 — Finish: ?
First Entry: Jun 2000 — Last Update: Mar 2002

Burnaby

**Burnaby Office & High Tech Complex** Ph: (604) 687-2990 (Architect)
Proposed office and high tech complex ( approx 695,000 sq ft) at 8335 Eastlake Drive to be developed in phases. Project has applied for rezoning. Architect: Musson Cattell Mackey Partnership. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Sep 2001 — Last Update: Dec 2001

Burnaby

**Multi-Level Care Facility** Ph: (604) 669-1926 (Arch.)
Proposed 150-bed multi-level care building and 50-bed assisted living building at 7000 block Mary Avenue. Architect: Neale Staniszki Doll Adams Garth Ramsey. Received approval for rezoning but is now on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Mar 2001 — Last Update: Dec 2001

Burnaby

**PMC-Sierra Office,** PMC-Sierra Inc.
Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Dec 2000 — Last Update: Mar 2002

Burnaby

**Electronic Arts Canada Headquarters Phase 2,**
Electronic Arts Canada Ph: (604) 687-2990 (Architect)
Phase 2: Addition of a 4-storey above and 4 below grade of 170,000 sq ft with parking for 580 cars will be headquarters for the software games development studio located at Gilmore and Sanderson. The new four-storey building will be connected to the existing headquarters building that was completed in spring 1999. Awaiting rezoning. Project will be a total of 695,000 sq ft approximately of office and high tech complexes developed in phases. Architect: Musson Cattell Mackey Partnership. Project is on hold.

Status: On hold
Est. Cost ($ million):
First Entry: Mar 2000
Start: ?
Finish: ?
Last Update: Mar 2002

Burnaby

**Lake City Court Office Buildings,** Tonko Novam
Ph: 604-684-1198
Total of 240,000 sq. ft. of office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase is on hold until well into 2002 pending resolution of delays caused by Skytrain construction.

Status: On hold
Est. Cost ($ million):
First Entry: Jun 1998
Start: Fall 2002
Finish: Fall 2004
Last Update: Sep 2001

Burnaby

**Halifax Street Apartment Towers,** Harbour Homes Ltd.
Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses has occurred. Daycare centre is completed. Project is on hold indefinitely. Architect: Lawrence Doyle Architects.

Status: On hold
Est. Cost ($ million):
First Entry: Dec 1997
Start: Oct 2000
Finish: ?
Last Update: Mar 2002

Burnaby

**Burnaby Youth Custody Centre,** BC Buildings Corporation
Ph: (250) 952-8500
Proposed youth-custody facility proposed for 3405 Willingdon Avenue. Preliminary planning done. Project under review by government and no activity expected until mid or late 2002.

Status: On hold
Est. Cost ($ million): 23
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Dec 2001

Coquitlam

**Glen Drive Residential/Commercial Development,**
Pacific Glen Joint Ventures Ph: (604) 291-2660
A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold
Est. Cost ($ million):
First Entry: Dec 1997
Start: Jun 2003
Finish: Summer 2005
Last Update: Sep 2001

Coquitlam

**Henderson Civic Centre,** Henderson Development (Canada) Ltd.
Ph: (604) 689-8898
Multi-phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes residential towers, office building, hotel, and retail component. Phase 1 consists of 21-storey condominium tower (the Centura) completed fall 1998. Phases 2 and 3 comprise two condominium towers each 21-storeys above and 1-storey below each with 141-units of residential space with commercial space on ground floor. Phase 4: 2 levels of commercial space. Phase 5: 2 levels of office space. Phases 3 to 5 of project currently on hold but may proceed in 2002. Project Architect: Kirkor Architects & Planners.

Status: On hold
Est. Cost ($ million): 300
First Entry: Dec 1997
Start: 1995
Finish: ?
Last Update: Mar 2002

Furry Creek south of Squamish

**Furry Creek Recreation/Residential Project,**
Tanaca Development Canada Corp. Ph: (604) 736-3864
Development of 414-ha site 16 km south of Squamish. Project will occur over 8 to 10 years and includes a $16-million golf course (completed July 1993), marina, and 920 housing units. United Properties is developing the Oceanside Lands phase as the centre of the development, with 240 two-storey townhomes, shops and services. Phase 1: 60 housing units complete, another 20 units are planned. Recreation centre is started construction. Have applied for building permit for commercial building. Phase 2: received zoning approval awaiting agency approvals for 140 units. All construction has ceased. Project is under financial review as the developer has sought protection from its creditors.

Status: On hold
Est. Cost ($ million): 200
First Entry: Sep 1997
Start: Summer 1999
Finish: ?
Last Update: Mar 2002

Langley

**Thunderbird Entertainment Complex,** Third Storey Holdings
Ph: (604) 687-3390 (Architect)
Entertainment/retail/restaurant complex between 9050 & 9100-200th St. Total of 333,000-sq ft building area includes 19-theatre Famous Players theatre complex, including an IMAX theatre, bowling centre, restaurants, and stores. Architect: Chandler Associates Architecture Inc. Phase 1 theatres completed in May 1999. Phases 2 on hold. Phases 3 and 4 there will be no further development.

Status: On hold
Est. Cost ($ million):
First Entry: Jun 1998
Start: Aug 1998
Finish: ?
Last Update: Dec 2001

Langley

**200th Street Highway Interchange,** BC Transportation Financing Authority/B. A. Blacktop Ltd./Twnsp of Langley Ph: (250) 356-0981
Under partnership arrangement with Langley and developer BA Blacktop, interchange to be built at 200th Street and Highway 1. BA Blacktop planning to make substantial investments in commercial facilities that will also create significant employment opportunities. Province's share of cost largely offset by sale of public land and Township of Langley contribution of $7 million. Project under review by government. Project on hold.

Status: On hold
Est. Cost ($ million): 25
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Mar 2002

### New Westminster

**Royal City Terrace on Queen,** Bucci Developments
Ph: (604) 525-5809
Planned four-storey building with 7800 sq ft of commercial space and three floors containing 61 condominium apartments and another 82 residential units. Located on a 2.5-acre property along 6th St at the YMCA site, across from City Hall. Phase 1 (39 townhomes) and Phase 2 (36 townhouses) are complete. The next phases (three apartment blocks with commercial space on the ground floors and a clubhouse) are on hold indefinitely. Developer may change plans for these three remaining phases

Status: On hold — Start: May 1998
Est. Cost ($ million): — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2002

### North Vancouver

**Village of Northlands,** Canada Mortgage and Housing Corporation
Ph: (604) 666-1482
Proposal for 328 townhouses, 147 low-rise apartments and family lots on a 111-acre site. Rezoning would be required. Site is part of Official Community Plan review completed in Dec 2001 submitted to city council for approval. It is likely that the proposal will change once the community plan is adopted. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2001

### Pitt Meadows

**Sawyer's Landing,** Equitas Development Corp. Ph: (604) 879-9490
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved. Demolition of mill and site remediation done in 2000. Seeking joint venture partner.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Dec 1999 — Last Update: Mar 2002

### Pitt Meadows

**Swan-e-set Bay Resort,** Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse. Received zoning approval but was overturned in court. Still proposed in the community plan.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Sep 1997 — Last Update: Dec 2001

### Port Mellon

**LNG Peak Shaving Project,** Duke Energy Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project on hold however the province's recently released draft energy policy indicates there may be a need for a facility of this type.

Status: On hold — Start: 2003
Est. Cost ($ million): 130 — Finish: 2005
First Entry: Dec 1997 — Last Update: Mar 2002

### Port Moody

**Suter Brook Development,** Concert Properties Ltd. Ph: (604) 688-9460
Proposed development on a 22-acre site containing 1000 dwellings in 13 lowrise and 3 highrises the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Road and Murray St. Architect: Graham F. Crockhart Architect Inc. Rezoned. Ministry of Water, Land and Air Protection has approved a clean-up plan for the contaminated soil. Project on hold indefinitely.

Status: On hold — Start: 2002
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2002

### Richmond

**Richmond Hospital Expansion,** Richmond General Hospital
Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Project undergoing review by government.

Status: On hold — Start: 1991
Est. Cost ($ million): 76 — Finish: 2000
First Entry: Dec 1997 — Last Update: Mar 2002

### Richmond

**The Palms,** Bosa Ventures Ph: (604) 299-1363
400,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is 100,000 sq ft in two structures: the Monaco is complete (16 storeys,116 units) and the Clio (6 storeys) is planned for the last phase. The Fontarra, (six cluster groups of 30 - 3 storey townhouses) is complete. Phase 3 the Coronado is a 16-storey structure with 155 units has begun preselling the units. Phase 4 is four four-storey structures with approx 90 units is postponed until 2002 or 2003. Phases 3 and 4 not yet scheduled as it is dependent upon market. Dates are for Phase 2. Architect: Jan H. Timmer Architecture Ltd.

Status: On hold — Start: Early 1999
Est. Cost ($ million): — Finish: Fall 2001
First Entry: Dec 1997 — Last Update: Mar 2002

### Squamish

**Squamish Port Development,** BC Rail Ph: (604) 986-2012
BC Rail is planning a new three-berth port facility in Squamish. In very preliminary planning stages. Land agreement still being addressed.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2001

### Squamish to Whistler

**Natural Gas Pipeline,** Centra Gas British Columbia Ltd.
Ph: (250) 480-4300
Centra Gas plans to construct a 168.3-mm (6-inch) high-pressure natural gas transmission pipeline 60 km from Centra's main transmission line at Squamish to Whistler. Plans for expansion may be linked to plans for changes to Highway 99 and Whistler Olympic bid.

Status: On hold — Start: ?
Est. Cost ($ million): 19 — Finish: ?
First Entry: Mar 1998 — Last Update: Dec 2001

Surrey

**Asian Centre,** Tahiti Development Ltd. Ph: (604) 582-5066
6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Architect: Joe Y. Wai Architect. Project 75% complete but is now on hold indefinitely. Proposal to continue financing rejected. Project will remain on hold pending completion of bankruptcy proceedings or refinancing.

Status: On hold — Start: 2000
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

Surrey

**Cartier Place Condominium Towers,** Guildford Estates Ltd.
Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave, and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

Surrey

**Guildford Park Place Garden Apartments,**
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 2 is 10 four-storey structures totalling 152,000 sq ft. Phase 3 is four 15-storey structures totalling 187,000 sq ft Architect: Kirkor Architects and Planners. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2001

Surrey/Delta

**South Fraser Perimeter Road,** BC Transportation & Finance Authority
Ph: (250) 356-0981
Province seeking partnership with federal and municipal governments and Translink. Route would involve limited access four-lane, 20-km expressway from Highway 15 to Highway 91 incorporating existing work wherever possible to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail intermodal facilities, Tsawwassen ferry terminal and business traffic to Highway 1. Route to go from Alex Fraser Bridge/Highway 91 to 176 St/Hwy 1 Trans-Canada. Planning/preliminary design process will assemble environmental information to move towards environmental assessment process when required. Construction to take place over 5 years. Project under review by government.

Status: On hold — Start: ?
Est. Cost ($ million): 400 — Finish: ?
First Entry: Sep 1998 — Last Update: Mar 2002

Vancouver

**1177 West Pender Office and Retail Development,** Wicklow West
Ph: (604) 687-2990 (Architect)
Proposed 18-storey office tower at 1177 West Pender. Building permit issued. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Mar 1999 — Last Update: Mar 2002

Vancouver

**1155 West Georgia Office/Retail Tower,** Peterson Group
Ph: (604) 688-7236
Proposed 26-storey tower containing 469,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold.

Status: On hold — Start: Late 2002
Est. Cost ($ million): — Finish: Jun 2004
First Entry: Dec 1997 — Last Update: Dec 2001

Vancouver

**Comox Wing Replacement,** St Paul's Hospital Ph: (604) 806-8037
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval.

Status: On hold — Start: ?
Est. Cost ($ million): 49 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2001

Vancouver

**False Creek North Hotel,** Canadian Metropolitan Properties Ltd.
Ph: (604) 682-0777
Proposed 29-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2001

Vancouver

**Georgia West Office Building,** Cadillac Fairview Ph: (604) 688-7236
250,000-sq ft commercial space consisting of offices and some retail at 1153 to 1161 W Georgia Street adjacent to the BC Gas building. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely and will not proceed unless a major tenant is secured.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Mainland/Homer Residential/Commercial Towers,** Larco Group
Ph: (604) 925-2700
Three structures containing 757 units on 500,000 sq m at 925-985 Mainland and 908 Homer streets. Architect: Kasian Kennedy Architects. Project Manager: Hobbs Project Management Ltd. Phase 1 is a 225,000 sq ft, 256 unit tower. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2001

[redacted]

**Woodwards Building Redevelopment,** BC Housing
Ph: (604) 439-4715
Proposed development plan to convert the department store at 101 W Hastings previously owned by Woodward's. Provincial government bought the building March 2001 for housing, commercial and retail purposes. Up to 40% of the building will be occupied by 275 co-operative housing units and the remainder will be for commercial and retail use. Total floor area is 656,000 sq ft. Project was under review by Liberal government and has been put on hold for 2002. Architect: Rafii Architects Inc. and Davidson-Yuen-Simpson Architects.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

[redacted]

**Whistler Hyatt Hotel,** Park Georgia Developers Ltd. Ph: (604) 261-8500
Proposal for nine-storey, 320,000-sq ft hotel on 10 acres on Northlands Blvd. To include 400 rooms, 225 studios, and 200 one-bedroom suites, plus meeting rooms, spa, and convention facilities. Project is on hold indefinitely. Architect: Architectura.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

[redacted]

**Bralorne Gold Mine,** Avino Mines & Resources Ltd. Ph: (604) 682-3701
Reactivation of Bralorne mine at 450 tonnes per day. Current reserves indicate a mine life of about 5 years. 530 person-months in construction; 157 employees when operational. Project on-hold pending increase in gold prices. Some site exploration done in Summer 2001. Other work expected to be delayed.

Status: On hold — Start: ?
Est. Cost ($ million): 27 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2001

## STATUS: CONSTRUCTION STARTED

[redacted]

**Regional Health Centre - Matsqui Correctional Centre,**
Correctional Service Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction. Project 25% complete. Site services and foundations complete and buildings under construction.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Jun 1998 — Last Update: Dec 2001

[redacted]

**Highland Estates,** Operating Engineers Mortgage Investment Fund
Ph: (604) 522-3622
Recreational commercial and residential development of 630-acre Cowan Point site. Phase 1: 200-ha site includes 38 single-family lots of have been sold; 27 houses are complete. Further phases are in rezoning process and include 314 living units, a small inn of 20 units, and community facilities including a school, community centre, church and a golf course. 300 acres have been sold to a local developer.

Status: Construction started — Start: Jan 2000
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Sep 1998 — Last Update: Sep 2001

[redacted]

**Madison Centre,** Appia Developments Ltd. Ph: (604) 294-2742
500,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed . Phase 2: (West Tower) 25-storey tower on Buchanan Street under construction. Project to be constructed in 5 phases and will include 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: Late 1999
Est. Cost ($ million:): 90 — Finish: 2004
First Entry: Mar 1999 — Last Update: Mar 2002

[redacted]

**Discovery Place Advanced Technology Research Centre,** Discovery Parks Inc. Ph: (604) 734-7275
High-technology research centre comprising 11 buildings at 4401 Sanderson Way. Construction of a 110,000-sq m addition to an existing building (Creo Products Ltd.) at 4225 Kincaid Street is complete. Planned 280,000-sq ft building has been cancelled. Tender awarded to Ram Construction for a 49,000-sq-ft multi-tenant building started May 2001 and completed January 2002. Building 12 is 5-storeys above with 3-storeys below with a total of 149,200 sq ft construction expected to start Fall 2001 is on hold. As of Spring 2002 there are 5 buildings that are close to or are under construction. There are 2 buildings that are in the preliminary planning stages. Architect: Bunting Coady Architects.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Mar 2002

[redacted]

**Skytrain,** Province of British Columbia Ph: (604) 714-4944
Project involves expansion of the Skytrain light rapid transit line. The 21-km line will link New Westminster, Columbia Station, Lougheed and Brentwood Malls in Burnaby, and Vancouver Community College with 12 stations. Two more stations are planned for Lake City Way in Burnaby and at Woodlands in New Westminster. Phase 1: Columbia St. to Braid completed Dec 2001, Braid to Lougheed Mall , then to Commercial Drive and Broadway to be complete Summer 2002. Phase 2: Lougheed Town Centre to Port Moody to Coquitlam Centre is in the planning stages and slated to be finished in 2005. Vancouver City Council voted to approve a $579-million line including a rapid bus system from Commercial Drive to Granville, to be completed by 2008. SAR Transit is the contractor for the new line's guideway.

Status: Construction started — Start: Oct 1999
Est. Cost ($ million): 1500 — Finish: 2008
First Entry: Dec 1997 — Last Update: Dec 2001

[redacted]

**Willingdon Park,** Slough Estates Canada Ltd. Ph: (604) 294-3544
Willingdon Park will feature 9-12 office buildings on a site adjacent to Highway 1 at Willingdon Ave when fully developed. Phase 4 (130,000 sq ft) and Phase 5 (67,000 sq ft) were completed in late 1999. Phase 6 (215,000 sq ft) construction started in April 2000 and was completed Sep 2001. Phase 7 (67,000 sq ft) completed in Apr/May 2002. Phases 8 and 9 are planned for although no dates as to when they will proceed. Finish date is for phase 7.

Status: Construction started — Start: 1989
Est. Cost ($ million): 110 — Finish: May 2002
First Entry: Dec 1997 — Last Update: Mar 2002

## Burnaby

**City-in-the-Park Towers,** Station Hill Park Developments
Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7368 Station Hill Drive includes seven towers of which three are complete. Phases 4A & 4B include twin towers and are presently under construction with the two remaining towers to be built when the phase 4 towers are complete. Twin towers are 22 storeys above grade and 3 below, approx 250,000 sq ft, 118 units per building, with amenity areas and pools. Estimated cost and completion date is for phase 4. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: 1997
Est. Cost ($ million): 50 — Finish: Spring 2002
First Entry: Sep 1997 — Last Update: Jun 2001

## Chilliwack

**Chilliwack Family Leisure Centre,** Chilliwack Economic Partners Corp./ RG Properties Ltd. Ph: (604) 792-9311
The City of Chilliwack will construct the Leisure Centre in phases, proceeding initially with an aquatic centre, including family leisure pool, lap pool, therapeutic pool and fitness centre. Upgrading of the Exhibition Grounds playing field, new change facilities, and a family park with a playground, water park, basketball courts and skateboard area will follow. Planning for a multiplex arena, a second ice sheet and youth and seniors centres started once the aquatic complex was under construction. The Leisure Centre and nearby improvements are the first phase in the redevelopment of the 38-acre downtown Exhibition Grounds.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 40 — Finish: Summer 2002
First Entry: Jun 1999 — Last Update: Mar 2002

## Chilliwack

**Chilliwack Business Estates,** Chilliwack Economic Partners Corp.
Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. Final phases may include hotel, convention centre and retail spaces. 56-acre Phase 1 construction completed with $15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. A-One Machinery will be constructing a 3500 sq ft facility. Convention centre will involve retail space and condominium development at a cost of $30 million should it go ahead.

Status: Construction started — Start: Oct 1998
Est. Cost ($ million): 50 — Finish: 2018
First Entry: Sep 1996 — Last Update: Sep 2001

## Coquitlam

**Coquitlam Centre Mall Expansion,** Morguard Investments Ltd.
Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed with Eaton's building to be completed once space is leased. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): — Finish: Fall 2002
First Entry: Mar 1999 — Last Update: Mar 2002

## Delta

**Derwent Business Centre,** Grosvenor International Canada Inc.
Ph: (604) 683-1141
Grosvenor will design-build warehouse industrial buildings on its 40-acre subdivision. Three warehouses (total 280,000 sq ft) are completed. Further developments on this project are two buildings of 30,000 - 40,000 sq ft. Dates for construction of two remaining buildings expected by Spring 2002.

Status: Construction started — Start: Fall 1999
Est. Cost ($ million): 15 — Finish: ?
First Entry: Mar 1999 — Last Update: Mar 2002

## Horseshoe Bay

**Horseshoe Bay Ferry Terminal Improvements,**
BC Ferries Corporation Ph: (250) 381-1401
Improvements include relocation of 0.5 km of roadway and removal of Argyle overpass. Phase 1: Construction commenced Jan 2001 with re-location of the toll booths further uphill. Other improvements will include expanded terminal holding compound and parkade, a facility for maintenance staff, and an office for administration and foot-passenger tickets. Construction of the Terminal Holding Compound and TransCanada Highway went out for tender in September 2001. Toll booths, cash/up and amenity buildings construction started in January 2002. Administration buildings completed.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 27 — Finish: Summer 2002
First Entry: Dec 1999 — Last Update: Mar 2002

## Lions Bay to Squamish

**Squamish Highway Upgrading,** BC Ministry of Transporation
Ph: (250) 356-1937
Highway 99 North Transportation Study and preliminary assessment of transportation needs to 2025 is complete. Design work for Culliton Creek to Creakamus Canyon upgrade to four lanes complete. Cheakamus River Bridge deck is being replaced completed in Oct 2001. The Salmon River timber bridge replacement was completed in Sep 2001. Installation of safety guardrail 14 km north of Squamish and 8 km south of Whistler will completed in Oct 2001. A 21 km section between Brohm Lake and Culliton Creek will be repaved in 2002.

Status: Construction started — Start: Jun 2001
Est. Cost ($ million): 25 — Finish: Jun 2008
First Entry: Dec 1997 — Last Update: Dec 2001

## Maple Ridge

**Maple Ridge Town Centre Redevelopment,** Maple Ridge District/Voth Brothers Developments Ltd. Ph: (604) 463-5221
Development of 3.2-ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre(150,000 sq. ft.) 500 seats is under construction and will be completed by Sep 2002. Phase 4: Hotel construction to start Dec 2002 and completed by Jan 2004.

Status: Construction started — Start: Jan 2000
Est. Cost ($ million): 50 — Finish: Jan 2004
First Entry: Sep 1998 — Last Update: Mar 2002

Mission

**The Junction Shopping Centre,** Rescan Property Services
Ph: (604) 685-3207
382,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 30,000-sq ft London Drugs store opened Nov 1999). Other plans for Phase 2 include a big box retailer with which a conditional agreement for a 45,000-sq ft store has been reached. Construction dates for big box store. Canadian Tire purchased and will develop a 48,000-sq ft store on 4.87 acres of Phase 2 in the near future.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 70 — Finish: Spring 2003
First Entry: Sep 1997 — Last Update: Mar 2002

New Westminster

**Port Royal Planned Community,** Aragon Development Corp.
Ph: (604) 732-6170
Planned village for 3000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. Architect: Ramsay Worden Architects Ltd. Master Planning underway. Proposed layout in rezoning process, public process has began and is expected to be completed in late February of 2002. Will be a phased development over six to seven years. Finalizing site-plan for 50 acres with city. Possible start early in the summer of 2002 on remaining 50 acres.

Status: Construction started — Start: 1997
Est. Cost ($ million): 200 — Finish: 2004
First Entry: Sep 1997 — Last Update: Dec 2001

North Vancouver

**Capilano (Cleveland) Dam East Abutment Project,**
Greater Vancouver Regional District Ph: (604) 432-6405
Project to construct a 260-metre-long extension to the seepage control blanket (Aug 2001 to May 2002) just east of the Capilano dam to improve safety and prevent seepage from the Capilano Reservoir through the Cleveland Dam. Work includes constructing a cutoff wall inside the lake basin below high-water level (Oct 2001 to July 2002). Design contract awarded to Klohn Krippen.

Status: Construction started — Start: May 2001
Est. Cost ($ million): 25 — Finish: July 2002
First Entry: Jun 1998 — Last Update: Dec 2001

North Vancouver

**Harbourside Business Park,** Concert Properties Ltd.
Ph: (604) 688-9460
Project includes an auto mall (has nine tenants with sites for three or four more for a total of 12 or 13), a light-industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft; are under construction (Van Electric Box and Suntech Optics). Phase 2: site is being serviced, application for building permit for hotel and retail development occurred early 2001. Harbourside Centre Phases 1 and 2 completed in October 2001 are presently leasing . Dockside Business Centre is under construction. Harbourside Corporate Estates opened September 2001. Waterfront Office expected to be occupied by Summer 2002. General Motors dealership construction started October 2001. Developer has entered into discussions with Vancouver Port Authority regarding development of a marina at the eastern end of the business park. The marina is part of a development that would include restaurants. A private high school approx 60,000-sq ft for 350 students and possibly a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms has received rezoning approval.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 110 — Finish: 2005
First Entry: Jun 1998 — Last Update: Mar 2002

North Vancouver

**Lower Lonsdale Development Plan,** North Vancouver City
Ph: (604) 985-7761
Proposed six-block development area (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a convention centre.. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. Construction has commenced on roads, walkways and pathways. Sites 4 & 6 have been rezoned. West View Homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmount Pacific are the developers of Sites 5A & B. Site 5 public hearings are to held in Apr or May 2002 and application for rezoning has been submitted. Site 5 to include two 120- foot towers called El Paseo with construction to start in 2002 and a 33,000 sq ft multi-purpose community centre to be built for the city by developer. Paul Merrick architect for Site 5.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Mar 2002

Pemberton

**Miller Creek Power Project,** Miller Creek Power Limited
Ph: (780) 412-3371
Proposed approx. 25-MW run-of-river hydroelectric facility five km north of Pemberton on Miller Creek will provide approximately 100 GWh of electricity to meet needs of 10,000 residential customers per year. The project includes a penstock, two water intakes, a 2.5-km power line, small powerhouse, and road access. Project engineer: Knight Piesold Ltd. General contractor: Western Versatile.

Status: Construction started — Start: May 2001
Est. Cost ($ million): 29 — Finish: Spring 2003
First Entry: Sep 1998 — Last Update: Mar 2002

Port Moody

**NewPort Village,** Bosa Development Corp. Ph: (604) 985-3177
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at Ungless, Guildford and Ioco Road. Architect: Perkins & Co. Architecture & Urban Design. Phases 1,3, 5 and part 1 of Phase 2 is complete and part 2 is on hold pending a redesign.. Phase 4: office building completed Fall 2001. A residential tower is proposed. Phase 2: approximately 600 units (500,000 sq ft) in one lowrise and four highrise buildings is on hold until Spring 2002. Building permit application has been submitted for phase 8 for 75 units in a lowrise wood frame building.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: 2005
First Entry: Dec 1997 — Last Update: Mar 2002

Port Moody

**Burrard Generating Plant Upgrade,** BC Hydro Ph: (604) 663-3651
Upgrading of present power-generating facilities B.C. Hydro is modernizing the Burrard Thermal natural-gas-fired plant to substantially reduce nitrogen oxides emissions. All six generating units have been converted to selective catalytic reduction technology. Contract awarded in late 2000 for upgrade of controls to a distributed control system. A facility for dechlorination of plant water is complete. Other general improvements include completion of work on three generating units (units 4,5 & 6) to improve efficiency and operability. Other 3 generating units are not included in these construction dates. Project engineers: Sandwell Inc./Stone and Webster Canada Ltd.

Status: Construction started — Start: 1994
Est. Cost ($ million): 500 — Finish: 2003
First Entry: Sep 1997 — Last Update: Mar 2002

Richmond

**Hudson's Bay Company,** Hudson's Bay Company
Ph: (604) 736-2554 (CTA Design Group)
Distribution centre to be located at 8 Road and Blundell. Warehouse will be 2-storeys (404,000 sq ft), crop dock (393,000 sq ft) and 2 floors of office space (24,000 sq ft). Architect: CTA Design Group.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): — Finish: Dec 2003
First Entry: Mar 2002

Richmond

**Vancouver International Airport Expansion,**
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. West apron earthworks contracted to Southwest Contracting, site preparation work is complete. General Contractor is Columbia Bitulithic Ltd for West Apron expansion (completed Nov 2001). Project definition report for buildings was ready for approval in Mar 2001. Apron drive bridges on east chevron expansion are completed. Phase 1: Construction of first building of west chevron to start late 2002, to be complete May 2005. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 1000 — Finish: 2010
First Entry: Jun 1999 — Last Update: Mar 2002

Richmond

**Garden City Road Apartment Development,**
Cressey Development Corp. Ph: (604) 683-1256
Proposed 450,000 sq ft on five sites. Development of four structures containing 410 apartment units located at 6260 & 6340 Garden City Rd. Phase 1: The Hamptons. Townhouses (97 units) located at 6388 Alder Street site. Phase 1: 27 townhouses are complete. Phase 2: 21 townhouses located at 6388 Alder St were completed in Apr 2001. Phases 3 (30 units) and 4 (19 units): located at 6300 Alder St building permit issued and are under construction as of Sep 2001 and are expected to be completed in Apr 2002. Architect: Raymond Letkeman Architects Inc. Development Permit renewal required for 4 out of the 5 sites.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): — Finish: Spring 2002
First Entry: Sep 1997 — Last Update: Mar 2002

Richmond

**MacNeill Secondary School,** School District 38 Ph: (604) 668-6000
A two-storey, 12,000-sq m senior secondary school to be located on No. 4 Road between Granville Avenue and Alberta Road. Architect: Killick Metz Bowen Rose Architects.

Status: Construction started — Start: Mar 2001
Est. Cost ($ million): 20 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Dec 2001

Squamish

**Sea to Sky Hwy Condominiums/Commercial,**
Canadian Destination Properties Ph: (403) 244-1155
Four- or five-phase development on the Sea to Sky Highway near Squamish. To include 110 condo units with commercial at ground level; approx 150,000 sq ft on 14 acres. Rezoning approved. Start and finish dates are for Phase 1: up to 70,000 sq ft commercial development as well as Royal Canadian Legion building. Canadian Tire store in phase 1 is completed and construction on Legion to begin Apr/May 2002. The balance of phase 1 (38,000 sq ft) will be developed as commercial and retail space and includes a cinema with construction expected to begin in May/June 2002.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 30 — Finish: Late 2002
First Entry: Sep 1999 — Last Update: Mar 2002

Squamish

**Garibaldi Springs Golf & Country Club,** Newport Ridge Golf Ltd.
Ph: (604) 925-8928
Proposed golf course, clubhouse and a 110-unit hotel plus 94 townhouse units and 15, 000 sq ft of commercial space. Townhouse construction started in early 2002. Market conditions will drive rest of development. Site clearing and civil work underway prior to golf course construction.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 20 — Finish: 2005
First Entry: Dec 1997 — Last Update: Mar 2002

Surrey

**Family Centre YMCA,** YMCA of Greater Vancouver Ph: (604) 622-4954
Proposed family centre at 152 St and Hwy 10 to include 6200 sq m of fitness and related facilities including gym, meeting rooms, 2 pools, and offices. Project is 65 - 70% completed. Architect: Hotson Bakker Architects.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 20 — Finish: Summer 2002
First Entry: Jun 2001 — Last Update: Mar 2002

## 2. Mainland/Southwest

Surrey

**Seniors Retirement Facility,** Elim Housing Society Ph: (604) 930-2475
10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. Architect: OCA Architects . Building 1 (42 units) completed. Building 2 (49 units) is under construction.

Status: Construction started — Start: Sep 2000
Est. Cost ($ million): 75 — Finish: 2007
First Entry: Jun 1999 — Last Update: Dec 2001

Surrey

**Wedgewood Townhouses,** Lakewood Developments Ltd.
Ph: (604) 597-7100 (Elbe Locke Walls & Assoc Archs)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St. and 30 Ave. Architect: Elbe Lock Walls & Associates Inc. Phase 10 and 11(of 16 phases) under construction. Architect: Elbe Lock Walls & Associates Inc.

Status: Construction started — Start: Summer 1998
Est. Cost ($ million): — Finish: Jun 2003
First Entry: Dec 1997 — Last Update: Mar 2002

Surrey

**Technical University of BC,** Kwantlen University College/ICBC/
Surrey City Ph: (604) 586-5263
Technical and applied-studies university for 3,000 students to be built on top of and adjacent to the Surrey Place mall (including expansion of the mall and four office towers) at Hwy 10 near 176th Street. The space developed will be 450,000 sq ft. Project is 60 % complete. Architect: Bing Thom Architects. General contractor: PCL Constructors Canada.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 253 — Finish: Mar 2003
First Entry: Sep 1997 — Last Update: Mar 2002

Surrey/Whiterock

**South Point Exchange Shopping Centre,**
Grosvenor International Canada Inc. Ph: (604) 683-1141
202,000-sq ft shopping centre with big-box retailers, fashion stores, restaurants and other services at a new Highway 99 interchange at 152 St. Interchange construction is complete. Phase 1: 120,000 sq ft has been completed as of Nov 2000. Phase 2: 82,000 sq ft completed May 2001. Phase 3: final phase of project is three restaurants. One restaurant is completed and the two remaining restaurants (6,000 sq ft each) will commence in early 2002 and complete in the spring of 2002.

Status: Construction started — Start: Mar 2000
Est. Cost ($ million): 29 — Finish: Spring 2002
First Entry: Mar 1999 — Last Update: Dec 2001

Vancouver

**1295 Richards Residential Tower,** Concert Properties Ltd.
Ph: (604) 688-8254 (Architect)
23-storey apartment building, comprised of 215 suites, two levels of underground parking with lounge and fitness room amenities. Howard Bingham Hill Architects.

Status: Construction started — Start: Fall 2001
Est. Cost ($ million): 17 — Finish: Fall 2002
First Entry: Dec 2000 — Last Update: Dec 2001

Vancouver

**Pivato High Tech Development,** Concord Pacific Ph: (604) 684-1151
Proposed five-block high technology campus in the Yaletown area at 858 & 898 Beatty street, to accommodate approx 2000 employees. Approximately 225,000 sq ft of office and commercial space in two phases. Phase 1: 7-storey office building with commercial space and a restaurant on a podium level with 2.5 levels of underground parking. Phase 2 is on hold and may follow phase 1 depending on market conditions. Project Manager: PCI Group. Architect: Busby and Associates.

Status: Construction started — Start: Aug 2001
Est. Cost ($ million): 25 — Finish: Oct 2002
First Entry: Sep 2000 — Last Update: Mar 2002

Vancouver

**1028 Nelson Residential/Commercial Tower,** Hyland Turnkey Ltd./
St. Andrew's Wesley Church Ph: (604) 688-1385
22-storey residential building to include 193 market rental apartments with six townhouses, a two-storey commercial podium at base and three levels of underground parking. Project is approximately 65% complete. General contractor: Stuart Olson Construction Inc.

Status: Construction started — Start: Nov 2000
Est. Cost ($ million): — Finish: Fall 2002
First Entry: Mar 2000 — Last Update: Mar 2002

Vancouver

**1420 W. Georgia Residential Tower,** PCI Group Ph: (604) 684-1151
A 175,000 sq ft 23-storey 180-unit rental apartment with 4 levels of underground parking and 5 townhouses at the base of the building adjacent to the Georgian Towers Phase 1 apartment buildings. Project 50+% completed. Architect: Musson Cattell Mackey.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 30 — Finish: Late 2002
First Entry: Mar 2000 — Last Update: Mar 2002

Vancouver

**1529 W. Pender Residential Tower,**
Fine Line International Developments Inc. Ph: (604) 682-8898
27-storey residential/commercial building with 11 strata townhouses and 225 rental dwelling units, and three levels of underground parking. Construction nearly complete.

Status: Construction started — Start: Oct 2000
Est. Cost ($ million): — Finish: Spring 2002
First Entry: Mar 2000 — Last Update: Mar 2002

Vancouver

**Canada Place Cruise Ship Terminal Expension,**
Vancouver Port Authority Ph: (604) 665-9069
Development of a third cruise ship berth and renovation to passenger facilities at 999 Canada Place to accommodate increased demand for cruise ship landings. Passenger and baggage facilities will be expanded from 196,000 sq ft to 289,000 sq ft to accommodate 12,000 passengers per day as well as create other needed spaces. Project one year ahead of schedule. The third cruise ship berth will open with limited use in May 2002. Grand opening to be held in July 2002. Project is on budget and includes the berth, passenger facilities and addition of a building on the extension referred to as 16K that will house tourist attractions and other kinds of venues. General contractor: Ebco Industries Ltd.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 89 — Finish: Spring 2002
First Entry: Mar 2000 — Last Update: Mar 2002

Vancouver

**1300 W Pender Residential Tower,** Pinnacle International
Ph: (604) 988-1688
Located at 1300 and 1328 W. Pender the Classico is a 36-storey 231 unit residential tower including 5 townhouses and a three-storey building for commercial use. There will be three levels of underground parking. Architect: Howard Bingham Hill Architects.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 40 — Finish: Late 2002
First Entry: Dec 1999 — Last Update: Mar 2002

Vancouver

**Dedicated Fire Protection System,** City of Vancouver
Ph: (604) 873-7011
Development of an earthquake-resistant fire protection system for downtown Vancouver and some adjacent areas. This multi-year project includes two pump stations, intake structures (completed), and pipeline along Homer Street (completed), Pender Street (completed), and pipeline underwater in False Creek to Fairview Slopes and the Kitsilano area (completed). In 2003 a pipeline will be constructed down 6th Avenue from Cypress Street to MacDonald Street. Engineering Consultant: Golder Associates.

Status: Construction started — Start: 1993
Est. Cost ($ million): 48 — Finish: 2004
First Entry: Sep 1999 — Last Update: Mar 2002

Vancouver

**Tech-Park,** Schroeder Properties/ING Realty Partners
Ph: (604) 685-3207
A phased development on 17 acres of land at False Creek Flats at Station and National Streets. Plans for 13 structures, 2.5 million sq ft for high-tech industries in a gated 'campus'. Rezoning is complete. Construction to commence with leasing. One structure is a 200,000 sq ft 7-storey above with 2-storeys below grade to be developed by Bosa Development Corp. Architect: Musson Cattell Mackey Partnership. Construction started at the DPI False Creek Research Park on the first of four multi-tenant buildings (approx. $30 million). Building 1 is 75,000 sq ft. Building 2 is 75,000 sq ft. and is in the planning stage.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 500 — Finish: 2005
First Entry: Sep 1999 — Last Update: Mar 2002

Vancouver

**Bayview Apartments and Townhouses,**
Fine Line International Developments Ph: (604) 682-8898
30-storey, approx 195,000-sq ft tower at 1529 W Pender St. Received rezoning. Parkade is complete to grade. Structural and exterior work on tower is substantially complete and interior work is proceeding.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 40 — Finish: Apr 2002
First Entry: Jun 1999 — Last Update: Dec 2001

Vancouver

**Broadway Tech Centre,** Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. Eight new buildings will be constructed in 1,000,000 sq ft of commercial office and warehouse space. Building permits issued for Phase 1: 3 buildings with total of 540,000 sq ft plus underground parking. Phase 2: 4 4-storey buildings with a total of 460,000 sq ft are awaiting approval by city which is expected Spring 2002. Architect: Bunting Coady Architects. Bird Construction is the general contractor. Construction start and finish dates are for buildings 2 and 3 of phase 1.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 80 — Finish: Oct 2002
First Entry: Mar 1999 — Last Update: Mar 2002

Vancouver

**Davie and Homer Residential Building,** Cressey Development Corp.
Ph: (604) 683-1256
Proposed 156-unit residential building at the southwest corner of Davie and Homer. Development Permit renewed. Building Permit pending. Excavation of site has started.

Status: Construction started — Start: Late 2001
Est. Cost ($ million): — Finish: Fall 2002
First Entry: Mar 1999 — Last Update: Dec 2001

Vancouver

**Concord Pacific Place,** Pacific Place Developments
Ph: (604) 685-9977
Proposed marina and 1157-unit residential towers in the 1100 block Pacific Blvd and increased height allowances for two towers at 500 Pacific. Neighbourhood concept plan approved for 204-acre site. Development permit approved for 38-storey residential tower (West One) at corner of Pacific and Homer. The Azura a $19.9 million 33-storey 196-unit tower and townhouses at 500 Pacific started construction in December 2001 and is to be completed Fall 2003. Construction started Mar 2002 on towers 1E and 1L and are 32-storeys above and 4-storeys below with a total of 400 residential units

Status: Construction started — Start: 1998
Est. Cost ($ million): 1000 — Finish: Fall 2003
First Entry: Sep 1998 — Last Update: Mar 2002

Vancouver

**Metropolitan Towers,** Wall Financial Corp. Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totalling 450,000 sq ft in 429 condo units with commercial space at ground level. Approx. 65% complete.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): — Finish: Aug 2002
First Entry: Sep 1998 — Last Update: Mar 2002

Vancouver

**955 Richards Street Development,** Bosa Ventures Construction
Ph: (604) 299-1363
Proposed 207,455-sq ft apartment development consisting of several apartment towers. Construction of one tower is complete. Phase 2: a 30-storey residential tower adjacent to Nelson St. began construction Dec 2000 and is expected to be completed in Sep 2002.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): — Finish: Sep 2002
First Entry: Mar 1998 — Last Update: Dec 2001

Vancouver

**Mixed-Use Development,** Westbank Projects Ltd.
Ph: (604) 873-4333 (Architect)
Construction of three retail spaces and 102 condominiums in a six-storey building on former Safeway site at 41st Ave and Victoria Drive. Architect: James KM Cheng Architects. Phase 1, commercial space is complete. Phase 2, 102 rental units is under construction.

Status: Construction started — Start: Spring 1999
Est. Cost ($ million): — Finish: Fall 2002
First Entry: Mar 1998 — Last Update: Mar 2002

Vancouver

**401 Burrard Office Tower,** Canada Lands Corp. Ph: (604) 775-7177
20 storeys above grade and 5 below, 215,000 sq ft office tower at 401 Burrard, to include 600 sq m of retail space at street level. 18 storeys completed Oct 2001 and glazing underway as of Dec 2001. Architect: Aitken Wreglesworth Associates.

Status: Construction started — Start: Jul 2000
Est. Cost ($ million): 29 — Finish: May 2002
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Arbutus Walk,** Concert Properties Ph: (604) 685-9875
Condominiums and retail space in several buildings on land bounded by Arbutus and Vine, 10th and 11th Avenues. Includes a greenway along 11th Ave to connect to existing parks. The O'Keefe at Arbutus Walk, an 8-storey 177-unit rental and condo project for seniors of approx. 195,000 sq ft. with underground parking started construction June 2001 and be complete in late 2002. General Contractor is Bosa Construction.

Status: Construction started — Start: 1996
Est. Cost ($ million): — Finish: 2003
First Entry: Dec 1997 — Last Update: Dec 2001

Vancouver

**Bayshore Gardens,** Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (West Georgia and Denman Streets, Vancouver). Consists of residential buildings at 1680, 1717, 1777, 1710 and 1790 Bayshore Drive. The project is an eight-year, four-phase project including 11 buildings, expanded hotel, upgraded marinas and underground parking. Project area is 1.1 million sq ft. First and second phases are completed. Construction commenced on 1680 Bayshore Fall 2000 with completion in May 2002. A 19 storey, 11190 sq m tower at 1650 Bayshore has city approval. (Architect: Downs-Archambault). A 25-storey tower (91 units), a 7-storey residential building and 3-storey townhomes containing 12 units at 1610 Bayshore is awaiting city approval.

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: 2003
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Bentall V Project,** Bentall Development Inc/OMERS Realty Corp.
Ph: (604) 661-5000
Bentall V 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza. Phase 2, the subject of a future development application, will be for the remaining 11 storeys of the tower, the retail pavilion, a permanent plaza and expansion of the top five (of seven) levels of the underground parking beneath the plaza. Architect: Musson Cattell Mackey Partnership. Application for development permits for phase 2 have been approved.

Status: Construction started — Start: Mar 2001
Est. Cost ($ million): 50 — Finish: Late 2002
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Citygate Complex,** Bosa Development Corp. Ph: (604) 985-3177
Development of site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6, the $40 million Allegro, consisting of 145 units may start construction Summer 2002. Phase 7: social housing has been completed. Phase 8: rezoning underway.

Status: Construction started — Start: 1989
Est. Cost ($ million): — Finish: 2004
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Coal Harbour Redevelopment** Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units .Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings three of which the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers the Cascina (25-storey) and Denia (20-storey) are under construction and expected to be completed in Oct. 2003. One 350-berth marina completed. Coal Harbour Community Centre completed. The five towers, marina and community centre are situated in the Marina neighbourhood. Shaw Tower on Burrard Landing site is a 532,000 sq ft 40-storeys above grade and 5-storeys below grade will be 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project has received approvals from city and earthwork began Feb 2002 with construction proceeding in 2002 on the Burrard Landing site. Ledcor Industries are the construction managers for Burrard Landing. Aspac Developments have purchased the three remaining sites and will build 500 residential units over a 4-5 year span.

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: Oct 2003
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Concord Pacific Place,** Concord Pacific Ph: (604) 899-8800
Urban redevelopment of north shore of False Creek in Vancouver (includes former Expo 86 site) to include up to 8,500 housing units and 280,000 sq m of commercial space. Quayside Waterfront Bloc Phase 3 includes 34-storey, $42-million tower started construction in Feb 2000 completed Feb 2002. MarinaSide Resort Residences ($70-million, 353-unit condo tower - 193 BaySide Mews) is completed. Beach Neighbourhood: seven towers at 600 Pacific, received development permits for a 28-storey high rise (Waterford) at 1499 Homer and 41-storey tower (West One) at 498 Pacific Blvd. Development permits received and working drawings are underway on a 33-storey above and 4-storeys below grade tower with construction started December 2001. Excavation is underway on Tower 1B at 1483 Homer St. is a 28-storey tower with 4 below grade 129 residential units The development will be a total of 13 buildings. Two towers at 400 Beach are each 24-storeys, an 18-storey tower, an 8-storey mid-rise and a 3-storey amenity building with 4-srorey townhouses will all be built above 3-storeys of underground parking are awaiting city approvals.

Status: Construction started — Start: 1991
Est. Cost ($ million): 3000 — Finish: 2009
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**International Village Stage 2,** Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two other high rises of 30 and 32 storeys are planned in southeast quadrant of site (Lot F). Development to start again in 2002, depending on economic conditions. The southwest quadrant of the site will be developed later.

Status: Construction started — Start: Dec 1997
Est. Cost ($ million): 400 — Finish: 2005
First Entry: Dec 1997 — Last Update: Sep 2001

Vancouver

**Lions Gate Bridge Project,** BC Transportation Financing Authority Ph: (604) 660-1240
Upgrading of Lions Gate Bridge including: replacing the bridge deck; widening traffic lanes and sidewalks; rehabilitation of causeway road through Stanley Park; and seismic upgrading. Joint venture team selected: American Bridge/Surespan. Replacement of 54 sections of deck and repaving of the bridge and Stanley Park causeway. The 54 deck sections have been replaced. The remaining work and clean-up of the project to be completed in 2002. The S curve through Stanley Park will begin reconstruction in Apr 2002.

Status: Construction started — Start: May 2000
Est. Cost ($ million): 125 — Finish: Late 2002
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Portico Condominium Development,** Bosa Development Corp. Ph: (604) 294-0666
Located at 2198 Granville street on six-acre at 2298 Granville St to include two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phases 2: 15-storey tower and the 5-storey 14 unit townhouse building are under construction with completion expected Summer 2003. Phase 3: 20-storey tower and 5-storey mid-rise will be developed with improved market conditions. Architect: Perkins & Co.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 125 — Finish: 2003
First Entry: Dec 1997 — Last Update: Mar 2002

Vancouver

**Vancouver General Hospital Laurel Pavilion Expansion,** Vancouver Hospital & Health Sciences Centre Ph: (604) 875-5628
Jim Pattison Pavilion was built in the initial stage of this project as a shell but not completed. The radiology unit, emergency department and site works are complete. Now starting with a 15-project package, the heliport/elevator under construction, the HVAC controls upgrade under construction, boiler completion under construction. Started construction in May 2001 to complete 12 floors of the interior of the 21-storey structure (General contractor: Vanbots Construction). Renovation and interior construction is underway of existing MRI building and the east and south wings of the Centennial Pavilion.

Status: Construction started — Start: 2000
Est. Cost ($ million): 157 — Finish: Jun 2003
First Entry: Dec 1997 — Last Update: Dec 2001

Vancouver

**Price Waterhouse Coopers Place,** Cadillac Fairview Ph: (604) 688-7236
Office tower at 200 & 250 Howe Street (Howe and Cordova). Design is 20 storeys above grade and 3 below, for a total of 275,000 sq ft. Project is 50+% completed. Architect: Musson Cattell Mackey Partnership.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 70 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Mar 2002

West Vancouver

**Whitby Estates,** British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 103-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects. Site 1: multi-family units are being developed by Polygon Developments with two sites completed and two more planned for but not expected to start for several years. The single-family sites are being developed by British Pacific Properties Ltd. Of the 124 single family sites 84 have been completed.

Status: Construction started — Start: 1999
Est. Cost ($ million): — Finish: 2010
First Entry: Dec 1999 — Last Update: Dec 2001

West Vancouver

**Cypress Bowl Ski Resort Expansion,** Boyne Resorts
Ph: (604) 926-5612
Long-term expansion of commercial ski operations in Cypress Provincial Park. Planned replacement of five existing ski lifts and add five new ones (two quad and three double), a gondola, lodges, ski school, rental facilities, mountain-top facility, restaurants, cafeteria, gift shops, guest service functions, children's centre, night skiing facilities in cross-country and downhill area. 1145 new parking spaces, and nine km of new cross-country ski trails. Sewer system upgrade is complete. Started Phase 1: upgrade of parking area and water delivery system is completed. New parking lot is under construction. In planning & design stages for major facilities. Multi-phase development to occur over next 10-15 years. Cypress Bowl was recently sold to an American company Boyne Resorts who upgraded the chair lifts, the Eagle from double to Quad chair and the beginner rope tow with a beginner Quad chair for Winter 2001/2002.

Status: Construction started — Start: Fall 1997
Est. Cost ($ million): 56 — Finish: 2006
First Entry: Dec 1997 — Last Update: Dec 2001

Whistler

**Creekside Residential Development,** Intrawest Properties Ltd.
Ph: (604) 669-9777
Creekside redevelopment includes 300 residential-hotel units, 1450 parking stalls, creek reconstruction (completed summer 1999); 50,000-sq ft commercial development is on hold until 2002. Construction on Legends, the first of three new condo-hotels, began in spring 2000 and was completed in spring 2001. Phase 1 of the First Tracks Lodge (120 units) construction was completed spring 2001. Phase 2 of the First Tracks Lodge completed late in 2001. Remaining work on First Tracks Lodge to be completed Spring 2002. Storied Places, a subsidiary of Intrawest, will develop 3 and 4 bedroom homes. The first phase of Nature's Door is 25 homes and is expected to be completed in Summer 2003.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Mar 2002

Whistler

**Nicklaus North Golf/Residential Development,** Burrard International
Nicklaus North Ph: (604) 932-5535 (Whistler Municipality)
Nicklaus North golf community at 8101 Highway 99 to contain 2700 sq m of commercial space, 292 dwelling units and 1446 bed units. Commercial space (clubhouse, restaurant) is complete. Multi-family structures are complete. Single family residences under construction and are 80 - 85% completed.

Status: Construction started — Start: 1994
Est. Cost ($ million): — Finish: Summer 2002
First Entry: Dec 1997 — Last Update: Dec 2001

## STATUS: COMPLETED

Burnaby

**Vancouver Film Studio Expansion,** Vancouver Film Studios
Ph: (604) 251-3440
The company is renovating four of its sound stages and building six new, modern sound-stages and two ancillary buildings for use by the film and television industry. The project will create about 500 construction jobs and once completed will ultimately support 3,500 direct and indirect operating jobs. Final phase: two new 30,000-sq ft sound-stages, one 17,000-sq ft sound-stage, and 10,000 sq ft of production offices started construction in Nov 2001.

Status: Completed — Start: Oct 2000
Est. Cost ($ million): 70 — Finish: Mar 2002
First Entry: Sep 1999 — Last Update: Mar 2002

Surrey

**Magnolia Townhomes,** H. K. D. Developments Ph: (604) 536-1600
15,000-sq m townhouse development (90 units) at 6879-182nd St. Architect: Ankenman Associates Architects Inc. Seven-phase development with Phase 4 and 5: 53 townhouses completed, Phase 6 and 7 : 30 townhouses completed.

Status: Completed — Start: 1999
Est. Cost ($ million): — Finish: Spring 2002
First Entry: Jun 1999 — Last Update: Mar 2002

Vancouver

**323 Jervis Residential Tower** Ph: (604) 685-3207
29-storey residential tower containing 190.000 sq ft of apartments and townhouses and three levels of underground parking. Architect: James K. M. Cheng Architects.

Status: Completed — Start: Oct 1999
Est. Cost ($ million): — Finish: Spring 2002
First Entry: Dec 1998 — Last Update: Mar 2002

# Thompson/Okanagan Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2000) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

**Selected Demographic Characteristics**

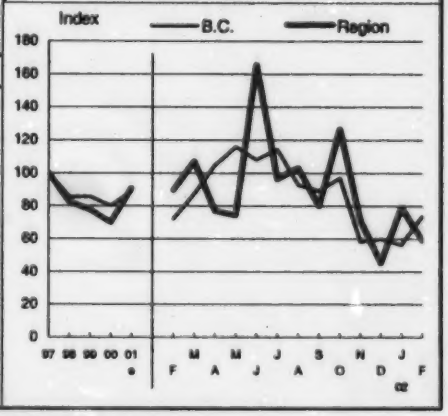
| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 22.0 | 75.9 | 37.7 | 79.5 | 59.9 | 29.4 | 304.4 | 98.8 | 0.553 | 0.166 | 0.719 | 1976 |
| 1981 | 24.2 | 73.1 | 43.1 | 98.4 | 68.9 | 39.6 | 347.3 | 123.3 | 0.463 | 0.188 | 0.651 | 1981 |
| 1986 | 23.7 | 66.7 | 36.1 | 103.9 | 74.4 | 49.2 | 353.9 | 135.9 | 0.422 | 0.229 | 0.651 | 1986 |
| 1991 | 25.2 | 71.2 | 33.4 | 118.6 | 85.8 | 61.9 | 396.1 | 152.3 | 0.405 | 0.261 | 0.666 | 1991 |
| 1996 | 27.4 | 83.4 | 39.4 | 137.0 | 106.7 | 74.6 | 468.6 | 184.1 | 0.391 | 0.263 | 0.655 | 1996 |
| 2001 | 23.3 | 84.7 | 46.1 | 136.7 | 126.1 | 85.4 | 502.2 | 207.2 | 0.350 | 0.276 | 0.626 | 2001 |
| 2006 | 26.0 | 81.9 | 50.5 | 144.2 | 152.8 | 96.1 | 551.5 | 240.3 | 0.310 | 0.277 | 0.587 | 2006 |
| 2011 | 28.5 | 81.3 | 51.0 | 154.5 | 175.1 | 107.7 | 598.2 | 270.8 | 0.289 | 0.283 | 0.571 | 2011 |
| 2016 | 30.6 | 86.0 | 50.2 | 169.1 | 186.9 | 125.5 | 648.2 | 300.2 | 0.287 | 0.309 | 0.596 | 2016 |
| 2021 | 31.5 | 93.7 | 48.6 | 181.4 | 195.0 | 146.8 | 696.9 | 324.6 | 0.294 | 0.345 | 0.640 | 2021 |
| 2026 | 32.0 | 98.7 | 53.5 | 184.5 | 204.0 | 171.0 | 743.7 | 350.2 | 0.296 | 0.387 | 0.682 | 2026 |

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

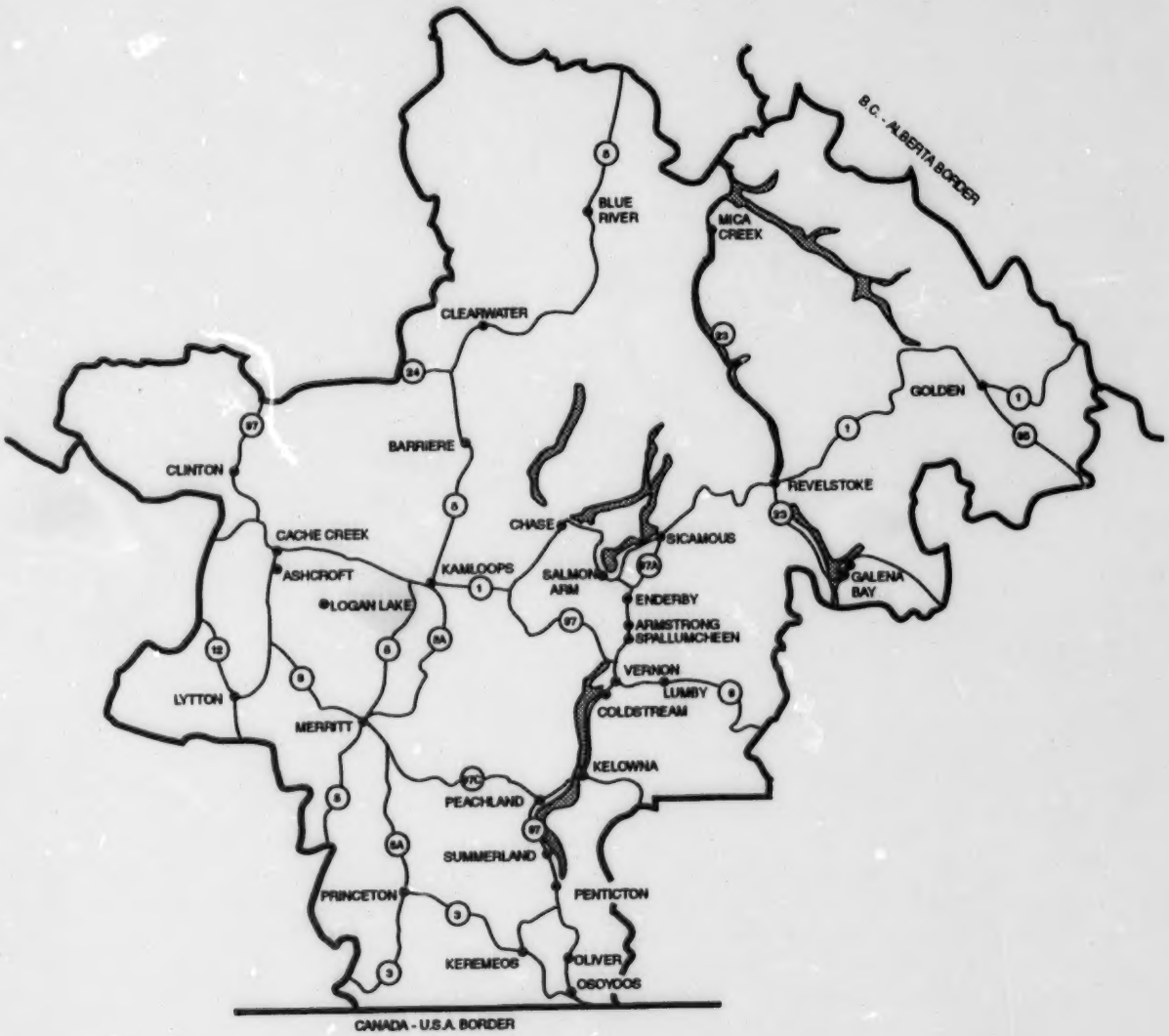
**Building Permits**

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Commercial | Institutional & Gov'men | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 633.4 | 161.6 | 24.0 | 106.7 | 30.9 | 471.9 | 4,690 |
| 1995 | 561.4 | 207.2 | 30.6 | 116.7 | 59.9 | 354.2 | 3,545 |
| 1996 | 593.3 | 213.7 | 19.3 | 113.7 | 80.6 | 379.7 | 3,853 |
| 1997 | 569.3 | 183.3 | 46.6 | 100.9 | 35.8 | 386.0 | 3,607 |
| 1998 | 470.5 | 202.9 | 26.5 | 130.0 | 46.4 | 267.7 | 2,475 |
| 1999 | 442.6 | 182.3 | 18.4 | 101.4 | 62.5 | 260.3 | 2,382 |
| 2000 | 399.6 | 182.4 | 30.6 | 97.2 | 54.6 | 217.2 | 1,744 |
| 2001 p | 517.0 | 242.6 | 17.8 | 154.4 | 70.4 | 274.3 | 2,191 |
| YTD Feb '01 | 67.7 | 43.7 | 2.5 | 31.4 | 9.8 | 24.0 | 199 |
| YTD Feb '02 | 65.6 | 19.9 | 2.0 | 16.9 | 1.0 | 45.7 | 402 |




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Thompson/Okanagan Development Region




## Population of Major Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|
| **Thompson-Okanagan** | | **485,670** | **489,108** | **493,674** | **498,934** |
| Kelowna | C * | 97,053 | 97,358 | 98,651 | 99,724 |
| Kamloops | C * | 81,621 | 81,935 | 82,768 | 83,457 |
| Vernon | C * | 34,284 | 34,218 | 34,654 | 34,790 |
| Penticton | C | 32,480 | 32,618 | 32,519 | 32,513 |
| Salmon Arm | DM | 16,170 | 16,281 | 16,310 | 16,435 |
| Summerland | DM * | 10,879 | 10,853 | 10,823 | 10,852 |
| Coldstream | DM * | 9,526 | 9,548 | 9,653 | 9,710 |
| Lake Country | DM | 9,501 | 9,529 | 9,359 | 9,587 |
| Revelstoke | C | 8,306 | 8,224 | 8,207 | 8,220 |

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|
| Merritt | C | 8,115 | 8,051 | 8,069 | 8,069 |
| Spallumcheen | DM | 5,676 | 5,686 | 5,730 | 5,790 |
| Peachland | DM | 4,788 | 4,831 | 4,868 | 4,919 |
| Osoyoos | T * | 4,388 | 4,414 | 4,483 | 4,541 |
| Oliver | T | 4,442 | 4,384 | 4,358 | 4,335 |
| Golden | T | 4,160 | 4,191 | 4,250 | 4,288 |
| Armstrong | C | 4,190 | 4,215 | 4,254 | 4,251 |
| Sicamous | DM | 3,145 | 3,165 | 3,143 | 3,161 |
| Princeton | T | 2,963 | 2,984 | 2,941 | 2,908 |
| Enderby | C | 2,908 | 2,909 | 2,918 | 2,904 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

Blue River

**Saddle Mountain Ski Resort,** Land and Water BC Inc./ Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1 is two primary ski runs and a fixed-lift, and Phase 2, the powder ski training facility, are being developed. Phases 3 and 4 are accommodation facilities. Masterplan approved. Development plan underway. Development will be 5 structures and will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Formal designs have started.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 1999
Start: Late 2002
Finish: 2008
Last Update: Mar 2002

Boston Bar

**Log Creek Hydroelectric Project,** EPCOR Power Development and Global Cogenix Resources Ph: (604) 682-2201
Proposed 14 MW run-of-river hydroelectric project approx 15 km nw of Boston Bar in the Nahatlatch River watershed. Scoping report submitted to Land and Water BC. Water licence review expected to be completed by Sep 2002.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2000
Start: Spring 2003
Finish: Fall 2004
Last Update: Mar 2002

Kamloops

**Hwy 97A Upgrades,** BC Ministry of Transporation & Highways Ph: (250) 828-4200
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd. Awaiting government funding.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Mar 2002
Start: 2003
Finish: 2004

Kamloops

**Kamloops Sewage Treatment Plant,** City of Kamloops Ph: (250) 828-3467
The city is going through the liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning to start in early 2002. Monitoring program proposed for river to see what effect phosphorus would have on it. Estimated cost could vary from $50 to $70 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2000
Start: 2005
Finish: 2007
Last Update: Dec 2001

Kamloops

**Kamloops Water Facilities,** Kamloops City Ph: (250) 828-3467
City of Kamloops is considering membrane-filtration combined with a groundwater supply to provide water to its residents. Public meetings were held. Project planner: Urban Systems. Submitted Stage 1 application to Environmental Assessment Office for approval to proceed with the installation and operation of a 40,000- to 48,000-cu m/day groundwater collector well within the Kamloops aquifer approved. A pumphouse, watermains, and disinfection & fluoridation system will also be installed. No funding to date and an application has been made for a Canada-BC Infrastructure Grant but will not be heard until Apr 2002. If funding is received, construction will begin in 2002.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: Late 2002
Finish: Spring 2003
Last Update: Dec 2001

Kamloops

**Kamloops Psychiatric Facility,** Province of British Columbia Ph: (250) 314-2759
Proposed 2-storey 44-bed tertiary psychiatric facility. Master plan completed and approved by hospital board. Approval of this project and the Royal Inland Hospital project are expected to proceed together. Redesign may be considered and project may proceed in stages.

Status: Proposed
Est. Cost ($ million): 10
First Entry: Dec 1997
Start: Summer 2002
Finish: Summer 2004
Last Update: Mar 2002

Kamloops

**Royal Inland Hospital Expansion,** Royal Inland Hospital Ph: (250) 314-2712
Proposed addition and alterations in three phases. Phase 1: parkade for 675 vehicles not proceeding at this time as it was closely tied to the psychiatric care facility. Phase 2: redevelopment of the hospitals second floor and an extension to the emergency unit are currently at the 95% working drawing stage and 50% of the cost estimate is under review. Phase 3: psychiatric facilities to be developed in three buildings. Building 1: 44 bed facility. Buildings 2 & 3: each will be a 20 bed facility. Phase 1 parkade will be developed along with new projects in phase 3. Design development started mid-Oct 2000. Redevelopment of the second floor is under review by government. No dates as to when project will proceed.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Mar 2002

Kelowna

**Mission District Park,** City of Kelowna Ph: (250) 862-3381
Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Subject to discussions with the Agricultural Land Reserve. City council has approved the planning process for the development. Preliminary steps include a 9 ha, $1.6 million stormwater management wetland (completed) and servicing of all utilities and roads (to start in summer 2002). Two companies are preparing proposals and the selection process will conclude in late January 2002, with an expectation that at least two ice sheets and 2 indoor soccer facilities will start construction by late 2002. Public hearings began Mar 2002.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2000
Start: Dec 2002
Finish: 2020
Last Update: Mar 2002

## 3. Thompson/Okanagan

Kelowna

**Glenmore Highlands Development,** Glenwest Developments Inc
Ph: (604) 739-7526 (Ekistics)
Proposed 2800 housing units made up of single family, townhouses, rowhouses including some three- to four-storey apartment buildings, a 10,000-sq ft shopping area. an elementary school and park between Glenmore and Clifton roads. Total area is 720 ha. Design consultant: Ekistics Town Planning Inc. Amendment to Official Community Plan approved. Rezoning submitted for part of the land will be completed in Jun 2002. Phase 1: 456 single family lots.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): — Finish: 2020
First Entry: Mar 1998 — Last Update: Mar 2002

Kelowna

**Kelowna Downtown North,** Canada Lands Corp. Ph: (250) 721-4216
Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in two 12-storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. Area structure plan has been approved by council. Rezoning application approved. A 200 room hotel to start construction by May 2002, on land across from Skyreach Place. In the process of pre-selling lots for homes with construction expected to proceed sometime after Sep 2002.

Status: Proposed — Start: May 2002
Est. Cost ($ million): — Finish: 2010
First Entry: Mar 1998 — Last Update: Mar 2002

Kelowna

**Okanagan Lake Bridge Expansion,**
BC Transportation & Finance Authority Ph: (250) 356-0981
Proposed widening of a 640m section of the floating Okanagan Lake Bridge to four lanes and a high level overpass of a new navigation channel.. Design is complete and includes five lanes and a pedestrian/bike walkway. Cost-sharing arrangement with Central Okanagan Regional District, city of Kelowna, and the province is still being negotiated. Awaiting government approval. No movement is expected on this project until 2003 or 2004.

Status: Proposed — Start: 2004
Est. Cost ($ million): 96 — Finish: 2006
First Entry: Dec 1997 — Last Update: Mar 2002

Kelowna

**Conservatory Towers** Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Zoning in place. Have received development permit for Phase 1 consisting of 186 units. Project Co-ordinator: Warren Neufeld.

Status: Proposed — Start: Jun 2002
Est. Cost ($ million): 150 — Finish: 2013
First Entry: Sep 1997 — Last Update: Mar 2002

Lytton

**Kwoiek Creek Hydroelectric Project,** Powerhouse Energy Corp./
Kanaka Bar Indian Band Ph: (604) 689-2991
Proposed 80 megawatt hydroelectric facility on Kwoiek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act - expect project report review to be completed by mid-2002.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 90 — Finish: Fall 2004
First Entry: Dec 2000 — Last Update: Mar 2002

Lytton

**Lytton Cogeneration Plant,** Canyon Power Inc.
Owner requested no contact at this time.
Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Has power-purchase agreement with BC Hydro. Will directly employ 16-19 workers. Working on financing.

Status: Proposed — Start: May 2003
Est. Cost ($ million): 25 — Finish: Sep 2005
First Entry: Dec 1997 — Last Update: Mar 2002

Vernon

**Turtle Mountain Residential Development,** R D Lewis & Associates Ltd
Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 15 — Finish: Fall 2004
First Entry: Sep 2001 — Last Update: Dec 2001

Vernon

**Vernon Sewage Treatment Plant,** Vernon City/Coldstream City
Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue. Funding being sought for Phase 2 from the BC Canada Infrastructure Program. Phase 2 construction will begin Spring 2003 if funding is received. Phase 1 funding has been received and is in the predesign stage with construction starting Summer 2002.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 22 — Finish: 2005
First Entry: Mar 2001 — Last Update: Mar 2002

Yale

**Pacific Inland Connector Pipeline,** BC Gas Utility Ltd.
Ph: (604) 443-6880
Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbortsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Planning stages. Application for a project approval certificate under the BC Environmental Assessment Act submitted in March 2002. Land clearing expected to begin in 2003 with construction starting in 2004. Approval by the BC Utilities Commission may be sought by Fall 2002.

Status: Proposed — Start: 2004
Est. Cost ($ million): 495 — Finish: 2006
First Entry: Mar 2001 — Last Update: Mar 2002

## STATUS: ON HOLD

Kamloops

**Trucking Service Area,** Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Road will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved - the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadworks tender has been awarded to Brentwood Enterprises Ltd. Roadword is complete. No applications have been received for the truck stop service centre and other buildings.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Jun 1999 — Last Update: Dec 2001

Kamloops

**Saddleback Hills,** Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2001

Kelowna

**Kelowna General Hospital Expansion,** Kelowna General Hospital
Ph: (250) 770-3411
Proposal to build a new five-storey hospital tower for an enhanced surgical program. Referred to as the Enhanced Surgical Services Project. Preparing business case application for the Ministry of Health which involves program description and schematic design. Detailed design not expected to proceed until June 2002 at the earliest. Construction start unknown. Project under review by government.

Status: On hold — Start: 2005
Est. Cost ($ million): 36 — Finish: 2007
First Entry: Sep 2000 — Last Update: Mar 2002

Kelowna

**Tower Ranch Golf Resort,** IntraCorp Developments Ltd.
Ph: (604) 801-7000
Proposed championship golf course, country club, hotel, 812 single- and multi-family dwellings, a village centre and a 40-room resort hotel. Land Planner: Pacific Landplan Collaborative. Site is zoned. Golf course to proceed first but construction schedule not yet established. Project on hold pending improved market conditions.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

## STATUS: CONSTRUCTION STARTED

Golden

**Kicking Horse Ski Area,** Golden Peaks Resort Inc. Ph: (604) 609-9953
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. Present construction includes installation of an eight-person gondola and a mountain-top restaurant (both opened in Dec 2000), a high-speed quad chair, excavation and blasting for Day Lodge foundations, and road improvements are complete. Improvements over the next five years will include restaurants, galleries and retail shops. Three hotels the Big Bear Lodge, Columbine Inn and Glacier Lodge completed in fall 2001. Summer trail grooming has added 26 new runs to the mountain. The mountain top restaurant was expanded to include an outdoor patio. A 14 km paved road going up the mountain was completed. An 8-storey above and 1-storey below resort lodge to start construction in Summer 2002. A 98-unit 6-storey above and 1-storey below 130,000-sq ft conference centre to start construction in 2003.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Mar 2002

Kamloops

**Kamloops-On-The-Lake (Six Mile Ranch) Complex,** Pagebrooke Inc.
Ph: (250) 314-0660
Proposed development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. Current proposal is for a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre. Property is rezoned. Housing lots available in late 2000, and hotels will follow when golf course is completed. Theme village proposed to start in 2002. Phase 1: marina and the golf course are under construction. Architect: Kenneth R. House.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 180 — Finish: 2010
First Entry: Dec 1997 — Last Update: Mar 2002

Kamloops

**Sun Rivers Community,** Sun Rivers Development Corp.
Ph: (250) 828-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units. Eight phases in total. Development of Phase 1of the single family units: Mariposa Neighbourhood completed and includes 18-hole golf course completed for Spring 2002, a driving range completed , clubhouse to be built in 2003, site-servicing infrastructure, and a broad mix of residential buildings. Phase 2 of single-family units: Trillium Neighbourhood lots are serviced and several homes are under construction. Phase 1 adult oriented units: The Sagewood is completed. Phase 2 of the adult oriented units is in the planning stage with presales expected to begin in Sep 2002.

Status: Construction started — Start: 1997
Est. Cost ($ million): 450 — Finish: 2010
First Entry: Dec 1997 — Last Update: Mar 2002

## 3. Thompson/Okanagan

Kamloops area

**Sun Peaks Ski Resort,** Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Construction of Phases 1 and 2 of Forest Trails, a 36-townhouse structure (Intrawest), and Phases 1 and 2 of Crystal Forest, a 350-unit village are complete. Phase 3: 25 tourist-accommodation units in Crystal Forest and seven condo units in Powder Ridge are complete. A $40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities construction started in Apr 2001 but was destroyed by fire on October 26, 2001. Hotel is being rebuilt and is under construction. Servicing is complete in the first phase of the Sundance Estates with ten houses completed. There will be 16 units in phase 1, 5 units in phase 2, 10 units in phase 3 and 9 units in phase 4. A $70-million plan to expand skiing on Mt. Morrissey which will open up 500 acres of new terrain was announced. Golf course to be completed as part of the $70 million plan.

Status: Construction started — Start: 1993
Est. Cost ($ million): 295 — Finish: 2015
First Entry: Dec 1997 — Last Update: Mar 2002

Kamloops to Golden

**Highway 1 Upgrading,** Province of British Columbia Ph: (250) 356-1937
Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Craigellachie Overhead is the replacement of an existing concrete structure over CPR mainline by Dawson Construction Ltd. 45-km west of Revelstoke began Sep 2000 and completed Fall 2001. At Donald Hill two westbound passing lanes were completed Fall 2001. Design underway to replace 5 Mile (Yoho) Bridge and road and bridge improvements at Kicking Horse Canyon seven km east of Golden are being analyzed. From Broderick to Ford there are proposed upgrades to four lanes of a 3.5-km section of the highway between Ford and Carlin Roads which will begin when funding available. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Functional planning continues from Cache Creek to Kamloops with public presentation held in July 2001. Estimated cost for Cache Creek to Kamloops is $70 - 80 million. Kettle Valley Bridge roadwork is out for tender. Design is underway to replace the 5 Mile (Yoho) Bridge located 7 km east of Golden. Plans are in the early stages to replace the 10 Mile (Park) Bridge.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 134 — Finish: 2005
First Entry: Dec 1997 — Last Update: Dec 2001

Kelowna

**Discovery Bay Resort,** Pointe of View Management/
Statesman Developments Ph: (250) 763-6011 (City of Kelowna)
Development of 7 structures comprised of 258 homes of approx 340,000 sq ft in townhouse and six-storey condo with 2-storeys below in formation along Sunset Drive in the north downtown area. Development also includes 2 swimming pools and an exercise facility. Developers from Calgary expect construction to commence in phases with market demand. Development permit has been issued for all three phases. All phases are under construction.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 36 — Finish: 2004
First Entry: Dec 2000 — Last Update: Mar 2002

Kelowna

**Landmark Corporate Campus,** Stober Construction
Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. Rezoning completed. The first building, a six-storey structure, is completed. Second building is under construction. Third building to follow upon completion of second building.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Jun 2003
First Entry: Dec 2000 — Last Update: Mar 2002

Kelowna

**Sandalwood Retirement Resort,** Canadian Adult Communities
Ph: (250) 762-7344
170-unit assisted-living resort in a four-storey building. Located in the Glenmore area. Architects: Water Street Architects. Phase 1 (86 units with common areas): complete. Phase 2 (83 units) is under construction.

Status: Construction started — Start: Aug 1999
Est. Cost ($ million): 15 — Finish: Spring 2002
First Entry: Sep 1999 — Last Update: Dec 2001

Kelowna

**Central Park Commercial Area,** Cambridge Leaseholds Ltd.
Ph: (416) 369-1327
A 100-acre site on the former Central Park golf course at 2430 Hwy 97, to include a Home Depot (completed April 2001). Plans for other stores, banks, a gas station, in nine buildings on 193,000 sq ft have been cancelled. Autoplex has been approved. Lots 3 - 6 of autoplex are completed or are nearing completion.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): — Finish: 2003
First Entry: Jun 1999 — Last Update: Mar 2002

Kelowna

**Crystal Mountain Ski Resort,** Pheidias Project Management
Ph: (604) 662-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Construction completed on 11 new lifts including the triple-lift chairlift. Master Plan is under review. Application for re-zoning submitted. Public meetings on expansion held Sep 2001.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 125 — Finish: 2010
First Entry: Jun 1999 — Last Update: Sep 2001

Kelowna

**Quail Ridge Resort,** Destination Resorts Inc. Ph: (403) 974-0450
Development of approximately 880 multi- and single-family units adjacent to existing single-family units, a golf course and a lodge. The lodge and golf course are completed. The new owner of the residential portion is planning to add another 780 single- and multi-family and resort units to the current 100 already completed. Proponents had submitted a comprehensive plan to the city and had made application for additional development. Phased development: Bare land strata development of 30 units given preliminary layout review and have building permit for 20 townhouse units (Kennedy Homes). Three parcels of land initially to be developed are now up for sale.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 50 — Finish: Jun 2005
First Entry: Jun 1998 — Last Update: Mar 2002

[redacted]

**Big White Ski Resort Expansion,** Big White Ski Resort Ltd.
Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program: completed $37-million construction of: year-round Happy Valley adventure park connected to the resort by an eight-seat high speed gondola, 136 condos, townhouses to accommodate 850 people, a golf course and more infrastructure. There are presently 10,200 beds available with licence to build up to 22,000. Summer 2001 expansion included four new runs completed for 01-02 season, summer grooming, 72-suite hotel (Stonebridge Lodge $20 million-first of two buildings) completed Jan 2002, youth hostel, addition of mountain and golf infrastructure. As well as the townhouses in the White Forest area single family units are also being built and the White Forest Cabins are 18 cabins to be built in 2002 and ready for sale in Nov 2002. Trappers' Crossing (42 units)- building A of the townhome development completed with buildings C and D completed Dec 2001. Silver Tip Landing ($10 million) in the Snowpines Phase 2 area are duplex, triplex and 8 unit configurations with Phase 1 of this area completion during the 2001-02 season and Phase 2 and 3 will follow Phase 1 with completion in Fall 2002.

Status: Construction started — Start: ?
Est. Cost ($ million): 200 — Finish: 2009
First Entry: Dec 1997 — Last Update: Mar 2002

[redacted]

**Active Mountain Park,** Active Mountain Entertainment Corp.
Ph: (604) 525-3330
Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Raceway expected to open in spring 2002. Awaiting approvals for rezoning.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 250 — Finish: 2007
First Entry: Dec 2000 — Last Update: Mar 2002

[redacted]

**The NK'MIP Project,** Osoyoos Indian Band Ph: (250) 498-3444
Proposed development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 120-bed hotel, a marina, a store/gas bar with other tourist attractions. Phase 1 ($1.3m) is an all season RV park with 72 fully-serviced sites being incorporated into existing 270-site park was completed May 2001. Phase 2 is construction of a 6000-sq foot building to house wine processing equipment operational Fall 2001. Phase 3 will include accommodation, a conference centre, the interpretative centre and the golf course. Interpretive centre ($9 million) not expected to proceed until 2004/2005. Golf course expected to proceed in 2003.

Status: Construction started — Start: Fall 2000
Est. Cost ($ million): 25 — Finish: Late 2004
First Entry: Dec 2000 — Last Update: Mar 2002

[redacted]

**Predator Ridge Golf Resort Development,**
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction with 41 (Peregrine) golf-cottages, 17 (Falcon Point) cottages, 6 (Holcrest) golf villas and 12 single-family custom homes complete. Twelve single-family custom homes are under construction. Plans for a hotel have been delayed.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 500 — Finish: 2014
First Entry: Jun 1999 — Last Update: Mar 2002

[redacted]

**Silver Star Ski Resort Expansion,** Silver Star Mountain Resorts Ltd & Concert Properties Ltd Ph: (250) 717-1677
Ten-year expansion program to double the size of the village. In November 2001 a majority of the assets of Silver Star had been sold to the owners of Big White Ski Resort, the Schumann Family. Project 2002 is a $75 million single season expansion of the resort. Stage 1 of the expansion is $33 million and will take place over the summer of 2002 and be completed for the winter 2002/2003 . Included in Project 2002 are new lifts(Silver Woods and Comet Express), developing new terrain for skiing, a new teaching area and a terrain park. Concert Properties will construct 220+ units ($50 million) with phase 1 to begin in the summer of 2002. Reconstruction of the Pinnacles Rd will also begin.

Status: Construction started — Start: 1999
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Jun 1999 — Last Update: Mar 2002

[redacted]

**Shopping Centre,** First Professional Management
Ph: (250) 260-3922 (Owners rep)
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Received rezoning of site. Received development permit for Wal-Mart store. Preload, paving and road construction complete. Phase 2 which is 13,000 sq ft building contains Mark's Work Warehouse and Pennington's is complete. A building to house Future Shop is under construction. Construction dates are for Phase 1 and 2. Architect: Brian Quiring.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 20 — Finish: Spring 2002
First Entry: Dec 1998 — Last Update: Dec 2001

# Kootenay Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2000) : 2.7
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

**Selected Demographic Characteristics**

| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 10.0 | 32.0 | 16.6 | 33.8 | 26.3 | 11.7 | 130.3 | 42.6 | 0.547 | 0.152 | 0.699 | 1976 |
| 1981 | 10.9 | 30.5 | 18.0 | 42.2 | 26.6 | 14.5 | 142.7 | 50.5 | 0.476 | 0.166 | 0.643 | 1981 |
| 1986 | 10.2 | 27.6 | 13.1 | 42.6 | 27.0 | 16.7 | 137.2 | 52.1 | 0.457 | 0.202 | 0.659 | 1986 |
| 1991 | 9.1 | 26.8 | 11.7 | 43.2 | 28.7 | 18.7 | 138.1 | 53.6 | 0.429 | 0.223 | 0.653 | 1991 |
| 1996 | 8.9 | 29.2 | 12.7 | 45.5 | 35.9 | 20.9 | 153.1 | 60.8 | 0.404 | 0.222 | 0.627 | 1996 |
| 2001 | 7.0 | 27.5 | 15.8 | 41.9 | 43.0 | 23.1 | 158.5 | 64.9 | 0.343 | 0.229 | 0.573 | 2001 |
| 2006 | 7.6 | 24.0 | 16.1 | 40.8 | 49.7 | 25.6 | 163.8 | 72.4 | 0.296 | 0.240 | 0.536 | 2006 |
| 2011 | 8.0 | 21.7 | 14.7 | 41.8 | 53.2 | 28.4 | 167.9 | 78.0 | 0.271 | 0.259 | 0.530 | 2011 |
| 2016 | 8.0 | 21.7 | 12.7 | 43.9 | 51.6 | 33.9 | 171.8 | 82.4 | 0.275 | 0.314 | 0.589 | 2016 |
| 2021 | 7.5 | 22.6 | 11.0 | 45.1 | 48.0 | 40.1 | 174.2 | 84.2 | 0.289 | 0.385 | 0.674 | 2021 |
| 2026 | 6.9 | 22.4 | 11.7 | 41.9 | 46.6 | 45.6 | 175.1 | 86.1 | 0.292 | 0.455 | 0.747 | 2026 |

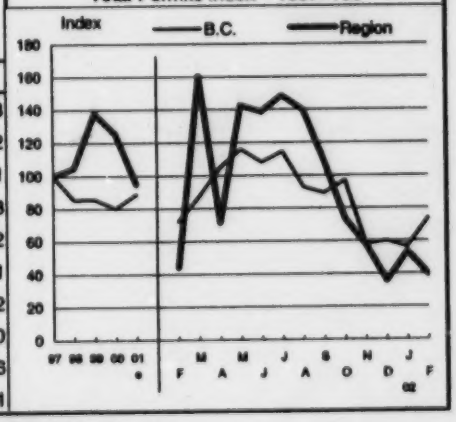
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

**Building Permits**

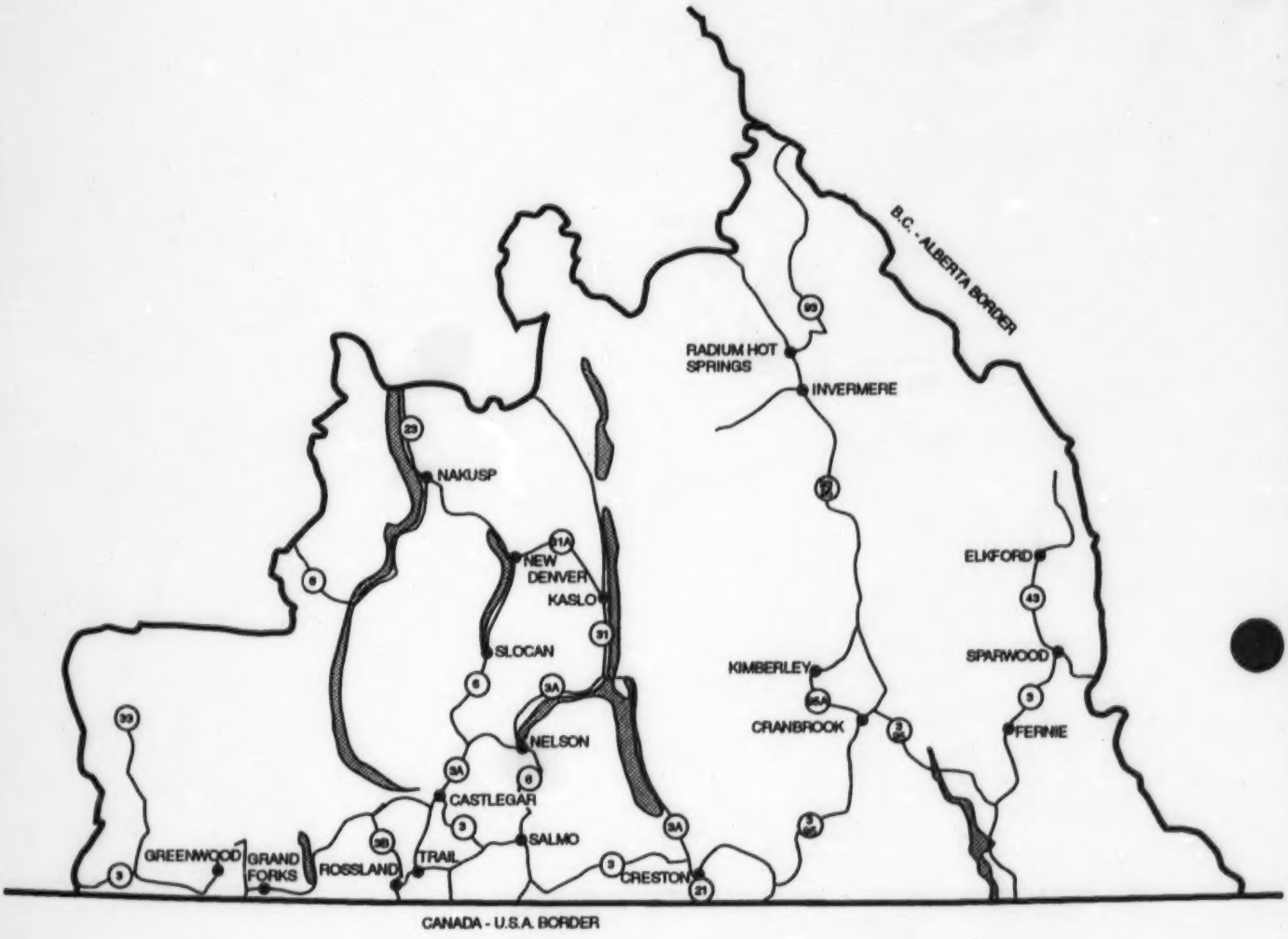
| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Commercial | Institutional & Gov'ment | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 213.1 | 56.0 | 7.6 | 31.0 | 17.5 | 157.1 | 1,558 |
| 1995 | 188.9 | 66.8 | 13.8 | 23.8 | 29.2 | 122.1 | 1,222 |
| 1996 | 168.5 | 52.4 | 8.9 | 37.2 | 6.3 | 116.1 | 1,231 |
| 1997 | 178.3 | 59.8 | 8.9 | 29.6 | 21.4 | 118.4 | 1,073 |
| 1998 | 186.9 | 55.3 | 7.0 | 34.8 | 13.6 | 131.6 | 1,252 |
| 1999 | 246.0 | 97.9 | 18.0 | 63.2 | 16.6 | 148.1 | 1,311 |
| 2000 | 223.6 | 89.9 | 27.7 | 44.2 | 18.0 | 133.7 | 1,052 |
| 2001 p | 169.2 | 61.8 | 8.8 | 18.2 | 34.7 | 107.4 | 760 |
| YTD Feb '01 | 9.3 | 2.9 | 0.5 | 0.6 | 1.9 | 6.4 | 36 |
| YTD Feb '02 | 13.8 | 5.1 | 0.3 | 4.1 | 0.7 | 8.7 | 71 |

Total Permits Index 1997=100




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Kootenay Development Region




## Population of Major Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate | | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Kootenay** | | **155,563** | **156,721** | **158,032** | **159,486** | Rossland | C | 3,844 | 3,858 | 3,822 | 3,811 |
| Cranbrook | C * | 19,515 | 19,791 | 19,859 | 19,907 | Invermere | DM | 2,931 | 2,946 | 2,950 | 2,965 |
| Nelson | C | 9,702 | 9,691 | 9,670 | 9,853 | Elkford | DM | 2,812 | 2,804 | 2,863 | 2,877 |
| Trail | C * | 7,756 | 7,824 | 7,723 | 7,515 | Fruitvale | VL | 2,169 | 2,152 | 2,163 | 2,123 |
| Castlegar | C | 7,378 | 7,391 | 7,421 | 7,427 | Nakusp | VL | 1,833 | 1,788 | 1,785 | 1,796 |
| Kimberley | C | 6,928 | 6,914 | 6,972 | 7,057 | Warfield | VL | 1,825 | 1,799 | 1,793 | 1,755 |
| Fernie | C | 5,100 | 5,201 | 5,269 | 5,511 | Salmo | VL | 1,276 | 1,256 | 1,252 | 1,238 |
| Creston | T | 5,124 | 5,067 | 5,158 | 5,082 | Montrose | VL | 1,176 | 1,169 | 1,152 | 1,153 |
| Grand Forks | C | 4,292 | 4,319 | 4,294 | 4,292 | Kaslo | VL | 1,115 | 1,106 | 1,096 | 1,092 |
| Sparwood | DM | 4,150 | 4,162 | 4,164 | 4,232 | Greenwood | C | 791 | 761 | 758 | 746 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

### Castlegar

**Brilliant Expansion Project,** Columbia Power Corporation/ Columbia Basin Trust Ph: (250) 953-5179
Proposed addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 100 MW capacity. Project Approval Certificate Application (BC Environmental Assessment Act review) was filed Dec 2000. Expressions of interest from engineering/construction teams have been received. Three teams selected for bidding. Proposals from teams expected to be submitted in Apr 2002. Received project approval certificate from government. Continuing work on power sales and related project facilitation issues.

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 120 — Finish: Fall 2005
First Entry: Sep 1997 — Last Update: Mar 2002

### Grand Forks

**Cascade Heritage Power Park,** Powerhouse Energy Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. At stage 2 of the Environmental Assessment Act review .

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 25 — Finish: Spring 2005
First Entry: Dec 1998 — Last Update: Mar 2002

### Invermere

**Lake Windermere Resort Hotel & Conference Centre,** Canadian Destination Properties Ph: (403) 244-1155
Proposed conference centre and 370-unit apartment condominium & townhouse complex, a 4-storey 142-room hotel, retail component and boardwalk at the marina on 17-acres. Development permit approved. Marketing of first phase underway - preloading for townhouses. Plan to start construction of 64 of the128 townhouses and convention centre in spring 2002. Phase 2 is a 142-room hotel and conference centre, a 100-room lodge and approx. 250 townhouse units. Construction contractor: Graham Construction & Eng. Ltd.

Status: Proposed — Start: May 2002
Est. Cost ($ million): 100 — Finish: Jun 2003
First Entry: Sep 1998 — Last Update: Mar 2002

### Invermere area

**Jumbo Glacier Alpine Ski Resort,** Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 30 lift access to the glaciers, ski lodge and tourist resort facilities, three hotels, retail shops, restaurants and 172 single-family residences. Phase 1 includes 400 bed-units. Subsequent phases would raise the total to 7,000 beds and the cost to $200-300 million. The project has entered the Environmental Assessment Process in Jul 95. Project Report being prepared by proponent. No timetable as to when report will be submitted. Additional studies have been undertaken. Route study has been completed. When approval is received the Master Development Agreement will then be able to be completed and the development will proceed. Estimated 670 construction jobs and 1000 operating jobs. Project would create 6,700 person years of construction employment and 475 permanent direct jobs. Project will be phased development over 20+ years

Status: Proposed — Start: ?
Est. Cost ($ million): 522 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2002

### Trail

**Waneta Powerplant Expansion,** Columbia Power Corp./ Columbia Basin Trust Ph: (250) 953-5179
A 300 - 400-MW facility is proposed to follow the Brilliant Dam expansion in 2005. At early conceptual planning stage.

Status: Proposed — Start: 2005
Est. Cost ($ million): 600 — Finish: ?
First Entry: Dec 2000 — Last Update: Mar 2002

### Trail area

**Waneta Powerplant Upgrade,** Cominco Ltd./Columbia Power Corp. Ph: (250) 953-5179
Installation of four turbine generators at Waneta Powerplant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. First unit completed in Fall 1997. Environmental Assessment Project Approval Certificate for all units issued June 1998. Consulting Engineer: Acres International Ltd. Turbine installation to start again in Jun 2002 with one installation that year and two installations in 2003.

Status: Proposed — Start: Jun 2002
Est. Cost ($ million): 30 — Finish: 2003
First Entry: Sep 1997 — Last Update: Mar 2001

### Windermere

**The Ranch at Windermere,** Stone Creek Properties Inc. Ph: (403) 296-0123
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000-sq-ft) in several phases. Phase 1: lodge pool and fitness facility, and food services to start in fall of 2002. Later phases: condo units around the Windermere Valley Golf Course to start in 2002. Architect: Marshall & Associates (Calgary).

Status: Proposed — Start: Fall 2002
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Jun 2001 — Last Update: Mar 2002

## STATUS: ON HOLD

### Nelson

**Nelson Health Campus,** Nelson and Area Health Council Ph: (250) 352-3111
A proposed campus to replace Kootenay Lake Hospital and Mount St. Francis to provide acute and long term care at one location. The chosen concept would be a multi-level complex consisting of acute care services, long-term care, seniors housing with assisted living, and a community health centre. The facility would also incorporate a wellness centre with various services such as a walk-in clinic, various ambulatory services, and alternative medicines such as chiropractic, acupuncture and reflexology. Planning documents being developed. Funding approval was announced but project has been put on hold and is under review by new government.

Status: On hold — Start: Fall 2002
Est. Cost ($ million): 63 — Finish: Summer 2004
First Entry: Sep 2000 — Last Update: Mar 2002

### Radium

**Big Horn Meadows Resort,** Big Horn Meadows Ltd. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. 13 units complete; 130 units to be constructed over the next five to six years. No construction taking place as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold — Start: Oct 1998
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Dec 1998 — Last Update: Mar 2002

Radium

**Tourist Accommodation and Housing Development,**
Schickedanz Bros. Ltd. Ph: (250) 347-6455 (Radium Village)
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and waterpark. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Dec 1998 — Last Update: Mar 2002

## STATUS: CONSTRUCTION STARTED

Castlegar

**Brilliant Dam Upgrading,** Columbia Power Corporation/
Columbia Basin Trust Ph: (250) 953-5179
Upgrade to increase capacity by 19 megawatts at a cost of $16.8 million. Are replacing turbines and related electrical and mechanical components in a phased project. Turbine 1 installed spring 2000. Installation of turbine 2 completed Dec 2001. Installation of turbines 3 and 4 is underway and is expected to be completed by Fall 2002.

Status: Construction started — Start: May 2000
Est. Cost ($ million): 40 — Finish: Fall 2002
First Entry: Sep 1997 — Last Update: Mar 2002

Cranbrook

**St Eugene Resort & Casino,** Ktunaxa-Kinbasket Tribal Council
Ph: (250) 426-2994
Restoration and development of St. Eugene Residential School, the first residential school in Canada, to include 25 hotel rooms, food/beverage services and meeting/convention facilities. The Mission building and the Lodge building (100 rooms) opens May 2002. The resort includes an $8-million casino (opens May 2002), and a golf course which opened in May 2000. Another restoration is underway to incorporate a golf club house and aquatic centre (opens July 2002) in another building. Development of an interpretative centre and Teepee camp started in 2001 (to open September 2002).

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 32 — Finish: Fall 2002
First Entry: Dec 1997 — Last Update: Mar 2002

Fernie

**Fernie Alpine Resort Ltd.,** Skiing Louise Group Ph: (250) 423-4655
Long-term program for construction of ski resort facilities. The resort centre which includes a restaurant, grocery store and liquor store is complete. Cornerstone Lodge, which includes both accommodation and commercial space, is complete. Snow Creek Lodge and additional cabins are complete and restaurant (to be completed winter 2002). Timberline Guest Services Lodge completed and additional lodge to be complete in 2002. Lizard Creek Lodge Phases 1, 2 and 3 are complete. Village condos and staff housing projects and Great Bear Express Quad Chairlift (replaced the Bear T-bar) are complete. Estimated capital cost is over 10 years. The resort, which recently doubled in size with the addition of two new quad lifts, is now the fourth-largest in Canada.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Dec 2001

Grand Forks area

**Pingston Hydroelectric Project,** Canadian Hydro Development
Ph: (403) 269-9379
Project to generate 25 MW of electricity south of Revelstoke. Pre-clearing and surveying is completed. Tenders awarded in Jan 2001 for penstock, three turbines, generator equipment and power line. The tunnel was awarded to Thyssen Mining Construction of Canada, the turbine to ESAC of France, and Elgin of Revelstoke did the site prep. Powerhouse foundation and intake are completed. The 13 km of the 55 km powerline which developer was installing is completed. The remaining 42 km were completed by BC Hydro.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 35 — Finish: Fall 2002
First Entry: Dec 1997 — Last Update: Dec 2001

Invermere

**Panorama Ski Resort,** Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion for 2001-2002 includes 16 townhomes at Wolf Lake to be complete in late spring 2002. Construction started in Mar 2002 on phase 1 (37 units) of 1000 Peaks condominiums, phase 2 (50 units) to follow. The Aurora (20 townhomes) to start construction in May 2002.

Status: Construction started — Start: Apr 1997
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Mar 2002

Kimberley region

**Kimberley Ski Resort,** Skiing Louise Group Ph: (403) 209-3313
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete and operational. Polaris Lodge (includes skier services and accommodation) is complete. Two townhouse developments, each consisting of 40 units, are under construction with four of the 40 complete. 38 residential homes and recreational properties are sold with several units under construction. A 60-room hotel and construction began in May 2001, another 60-room hotel will be started in spring 2002. Condo lodge of 60 -80 units and a ski in ski out lodge of 96 units to start construction in spring 2002.

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Dec 2001

Trail

**230 Kv Electricity System Upgrades,** UtiliCorp Networks Canada
Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. The company is replacing its ageing multi-circuit, 60-kilovolt transmission corridor from South Slocan to Warfield with a modern single-circuit, 230-kilovolt line. The proposal also calls for the related switching stations and substations to be replaced.. BC Utilities Commission hearings are completed. Engineering planning and procurement for the switching stations and terminals are completed. Environmental assessment approved and land title negotiations resolved. Owner West Kootenay Power is now called UtiliCorp Networks Canada.

Status: Construction started — Start: Sep 2001
Est. Cost ($ million): 275 — Finish: Mar 2003
First Entry: Dec 1999 — Last Update: Mar 2002

Trail area

**Seven Mile Powerplant Expansion,** BC Hydro Ph: (604) 528-2355
Addition of a fourth generating unit of 214 MW (302 gigawatt hours/year). Provision was made for installation when the station was constructed in the late 1970s. Estimated 250 construction jobs. Civil contract awarded to Jim Dent Construction Ltd. (Hope B.C.) and turbine and generator contracts have been awarded to GE Canada Ltd. Completion date may be accelerated.

Status: Construction started — Start: Jul 2001
Est. Cost ($ million): 91 — Finish: Mar 2004
First Entry: Sep 1997 — Last Update: Mar 2002

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**STATUS: COMPLETED**

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Castlegar

**Keenleyside Powerplant Project,** Arrow Lakes Power Company
Ph: (250) 365-8585
170-megawatt generating facility at the existing Keenleyside Dam and 49-km transmission line. Expected to create 1000 construction jobs. Design-build contractor: Peter Kiewet & Sons Co. Ltd. Construction of Unit 1 ahead of schedule and has been commissioned. Unit 2 completed early 2002.

Status: Completed — Start: Feb 1999
Est. Cost ($ million): 250 — Finish: Early 2002
First Entry: Dec 1997 — Last Update: Mar 2002

# Cariboo Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2000) : 1.5
Economic Base : Forestry and forest based manufacturing, ranching and mining.

### Selected Demographic Characteristics

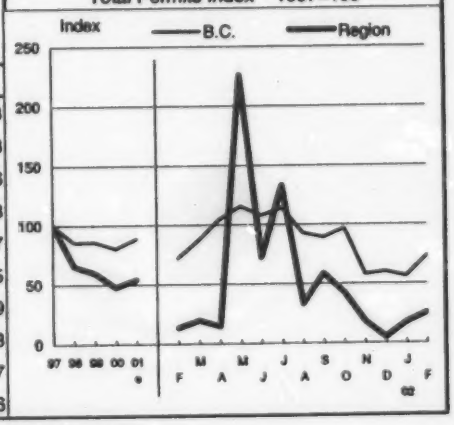
| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 13.4 | 38.0 | 18.9 | 41.5 | 18.5 | 4.3 | 134.6 | 38.9 | 0.651 | 0.054 | 0.705 | 1976 |
| 1981 | 14.7 | 37.4 | 22.3 | 51.0 | 21.8 | 5.5 | 152.7 | 48.0 | 0.548 | 0.058 | 0.606 | 1981 |
| 1986 | 13.8 | 35.9 | 18.6 | 54.3 | 25.3 | 7.2 | 155.0 | 52.0 | 0.506 | 0.073 | 0.579 | 1986 |
| 1991 | 12.6 | 34.8 | 15.7 | 54.8 | 28.9 | 9.3 | 156.2 | 53.9 | 0.476 | 0.093 | 0.570 | 1991 |
| 1996 | 12.3 | 36.9 | 17.6 | 58.7 | 36.0 | 11.6 | 173.2 | 61.6 | 0.439 | 0.104 | 0.542 | 1996 |
| 2001 | 10.3 | 36.3 | 19.3 | 56.5 | 44.5 | 14.4 | 181.3 | 68.3 | 0.387 | 0.120 | 0.507 | 2001 |
| 2006 | 10.4 | 32.4 | 20.0 | 55.5 | 52.8 | 17.4 | 188.6 | 75.9 | 0.334 | 0.135 | 0.470 | 2006 |
| 2011 | 10.8 | 29.7 | 19.3 | 56.4 | 58.4 | 21.6 | 196.3 | 83.2 | 0.303 | 0.161 | 0.464 | 2011 |
| 2016 | 10.9 | 29.2 | 17.5 | 58.6 | 59.5 | 27.8 | 203.6 | 89.1 | 0.296 | 0.205 | 0.501 | 2016 |
| 2021 | 10.6 | 30.3 | 15.3 | 60.3 | 58.2 | 34.7 | 209.4 | 92.4 | 0.305 | 0.259 | 0.565 | 2021 |
| 2026 | 10.0 | 30.2 | 16.0 | 57.8 | 57.9 | 41.4 | 213.3 | 95.3 | 0.305 | 0.314 | 0.619 | 2026 |

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

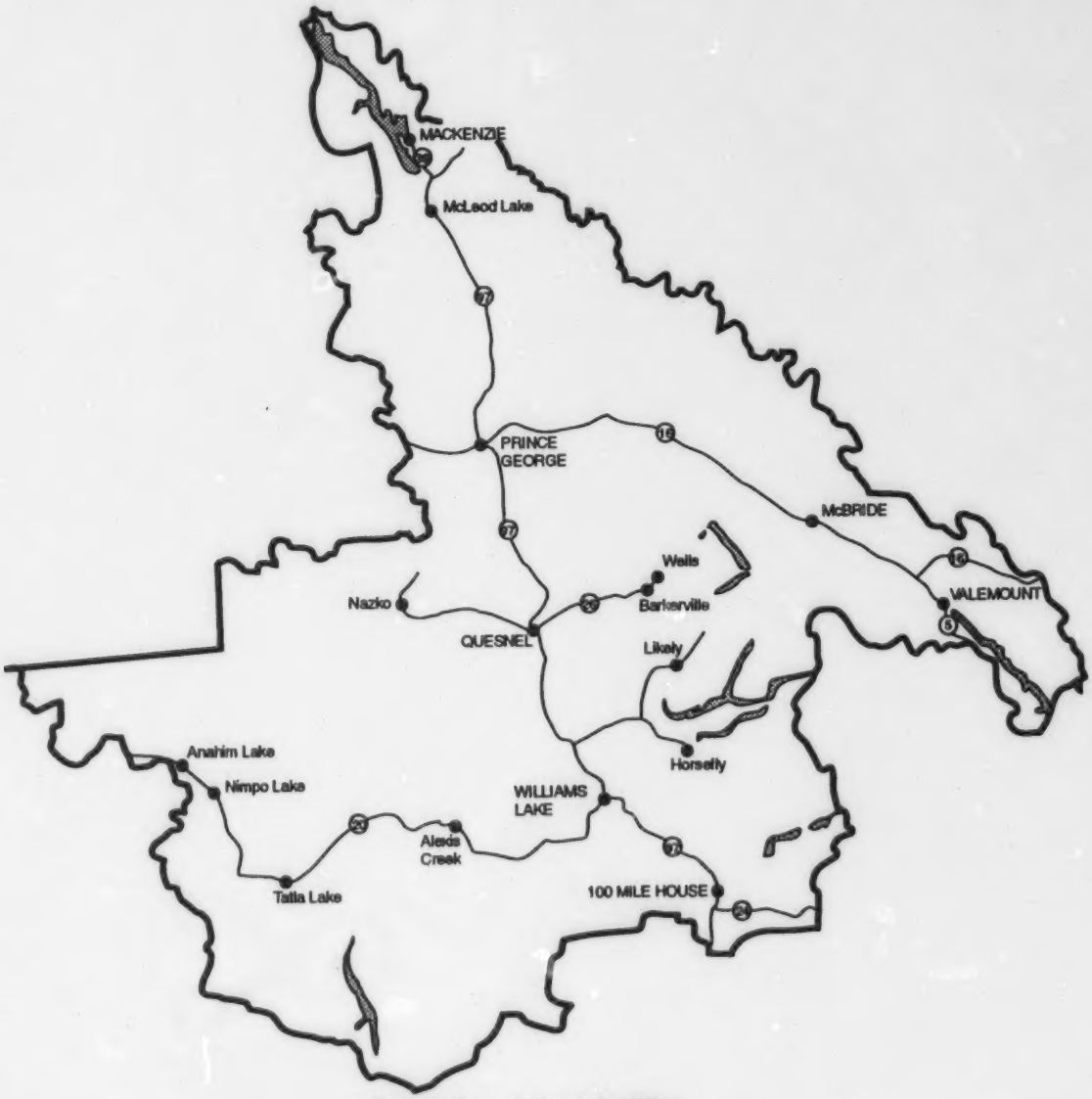
### Building Permits

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Comm-ercial | Institutional & Gov'men | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 238.0 | 101.2 | 18.7 | 27.3 | 55.1 | 136.8 | 1,333 |
| 1995 | 207.9 | 87.4 | 27.3 | 39.7 | 20.5 | 120.5 | 1,113 |
| 1996 | 204.8 | 62.5 | 20.9 | 28.3 | 13.4 | 142.2 | 1,356 |
| 1997 | 212.7 | 95.1 | 8.1 | 65.3 | 21.7 | 117.6 | 1,068 |
| 1998 | 139.6 | 52.0 | 9.3 | 24.9 | 17.8 | 87.6 | 787 |
| 1999 | 127.2 | 62.5 | 12.1 | 17.5 | 32.8 | 64.8 | 485 |
| 2000 | 101.5 | 59.8 | 7.5 | 22.3 | 29.9 | 41.7 | 259 |
| 2001 p | 115.2 | 81.2 | 4.0 | 21.3 | 55.9 | 34.1 | 183 |
| YTD Feb '01 | 4.9 | 2.3 | 0.2 | 2.0 | 0.1 | 2.6 | 17 |
| YTD Feb '02 | 7.6 | 4.3 | 0.4 | 1.3 | 2.5 | 3.2 | 16 |




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Cariboo Development Region




## Population of Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|
| **Cariboo** | | **179,127** | **179,395** | **180,342** | **180,563** |
| Prince George | C | 80,687 | 80,822 | 81,262 | 81,506 |
| Williams Lake | C * | 11,261 | 11,913 | 12,092 | 12,124 |
| Quesnel | C * | 8,971 | 10,586 | 10,786 | 10,920 |
| Mackenzie | DM | 6,281 | 6,248 | 6,270 | 6,177 |
| 100 Mile House | DM | 2,072 | 2,045 | 2,039 | 1,994 |
| Valemount | VL | 1,393 | 1,361 | 1,355 | 1,350 |
| McBride | VL | 773 | 757 | 769 | 773 |
| Wells | DM * | 272 | 258 | 265 | 266 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

Prince George

**UNBC Research & Development Park,** University of Northern BC
Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases. Phase 1 : 40,000 sq ft plans are nearly complete. The first of four buildings is 50% leased and must be 75% preleased before construction would start.

Status: Proposed — Start: Spring 2002
Est. Cost ($ million): 15 — Finish: Late 2004
First Entry: Sep 2001 — Last Update: Dec 2001

Valemount

**Canoe Mountain Hot Springs Resort,** Terra Nova Mortgage/ Village of Valemount Ph: (604) 688-0225
Development of hot springs resort to include hotel, spa and conference facilities. Development around the hot springs on 100 hectares of Crown Land being considered. An application for a preliminary agreement has been submitted to BC Lands. This development will follow 12 months after the start of the Canoe Mountain Resort development in 2002.

Status: Proposed — Start: 2003
Est. Cost ($ million): 30 — Finish: 2005
First Entry: Mar 2000 — Last Update: Dec 2001

Valemount

**Canoe Mountain Resort Developments,** Sunrise International
Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Public information meetings held. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Site is not rezoned. Project has gone through changes made to the OCP.

Status: Proposed — Start: Summer 2002
Est. Cost ($ million): 29 — Finish: 2020
First Entry: Mar 2000 — Last Update: Dec 2001

Wells

**Cariboo Gold Project,** International Wayside Gold Mines Ltd.
Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In stage one of Environmental Assessment Act process as of spring 2000. Would employ 150 full-time personnel for 10 years. Environmental Assessment currently on hold. Will re-enter Environmental Assessment process in 2002.

Status: Proposed — Start: 2003
Est. Cost ($ million): 60 — Finish: ?
First Entry: Mar 1999 — Last Update: Mar 2002

Williams Lake

**Prosperity Gold/Copper Project,** Taseko Mines Ltd.
Ph: (250) 684-6365
Proposed development of a large deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. In negotiations with DFO regarding loss of fish habitat at Fish Lake.

Status: Proposed — Start: ?
Est. Cost ($ million): 900 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2001

## STATUS: ON HOLD

Prince George

**Prince George Airport Plaza,** Airport Plaza Ltd. Ph: (250) 371-1762
Commercial development on a 18-ha site near the airport includes a travel centre (motel, restaurants, card lock and truck wash). Other phases include a hotel and big box retailers. Construction engineers: L&M Engineering (Prince George). 4th reading of zoning bylaw has not occurred. Preliminary site plan is complete. Cost/share and amenity (water main) agreements to be negotiated. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Jun 1999 — Last Update: Dec 2001

Prince George

**Pacific Western Brewery Bottled Water Plant,**
Pacific Western Brewery Ph: (250) 562-2424
Proposed 6,500-sq m water-bottling plant using spring-water from an aquifer meeting highest ISO specifications. In addition, plant will manufacture its own plastic product-containers. 65 persons will be employed when plant is complete. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Mar 1998 — Last Update: Mar 2002

## STATUS: CONSTRUCTION STARTED

Prince George

**UNBC New Laboratory & Agora Extension,** University of Northern BC
Ph: (250) 960-5555
Construction of a new laboratory, offices and renovations to the existing lab building. The new building will be a 4-storey ( 5,900 sq metre) structure. General Contractor is Wayne Watson Construction Ltd.

Status: Construction started — Start: Summer 2001
Est. Cost ($ million): 16 — Finish: Summer 2002
First Entry: Sep 2001 — Last Update: Dec 2001

## 5. Cariboo

Prince George

**Westgate Commercial Centre,** First Professional Management Inc
Ph: (250) 562-1977 (L&M Engineering)
New regional commercial centre on 50 acre site west of Prince George on Hwy 16. The 500,000 sq ft development would include a major shopping centre building, a strip mall, big box grocery store, home improvement store, free standing pads for restaurants, banks and office spaces with construction expected to start Summer 2002. Wal-Mart is a 1-storey 100,000-sq ft retail store under construction and is expected to be completed in Oct 2002. Project Engineer: L&M Engineering. In design stage. City approved changes to the Official Community Plan to allow the development.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Dec 1998
Start: Spring 2002
Finish: Late 2002
Last Update: Mar 2002

Prince George

**Prince George Regional Hospital Development,**
Prince George Regional Hospital Ph: (250) 565-2840
Development of approximately 100, 000 sq m to include 4 sturey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Also renovations to accommodate a 10 bed geriatric assessment & treatment centre, surgical day-care unit, and expanded areas for ambulatory-care and emergency department. Development may be in 4 phases, phase 1 to include a new patient tower, ambulatory care space, and redevelopment of emergency and critical care areas. Phase 1 is under construction. Further phases to proceed after completion of phase 1. Construction management contractor: Vanbots Construction Inc.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: Jan 2001
Finish: May 2004
Last Update: Mar 2002

# North Coast Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2000) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

**Selected Demographic Characteristics**

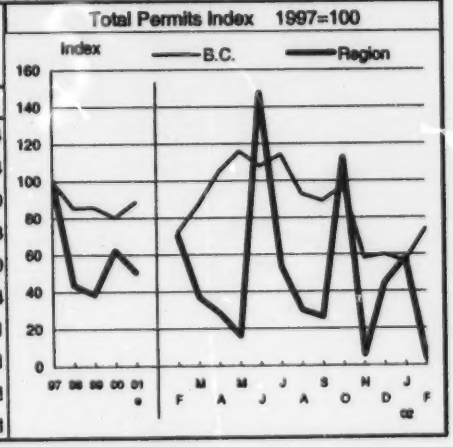
| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 6.6 | 17.9 | 9.0 | 19.1 | 8.5 | 2.0 | 63.0 | 17.1 | 0.671 | 0.055 | 0.726 | 1976 |
| 1981 | 6.7 | 17.2 | 10.6 | 22.6 | 9.0 | 2.2 | 68.3 | 20.4 | 0.566 | 0.052 | 0.618 | 1981 |
| 1986 | 6.2 | 15.3 | 8.0 | 22.6 | 10.0 | 2.7 | 64.8 | 20.9 | 0.528 | 0.067 | 0.595 | 1986 |
| 1991 | 6.4 | 15.0 | 7.4 | 23.8 | 11.6 | 3.4 | 67.7 | 22.5 | 0.500 | 0.080 | 0.580 | 1991 |
| 1996 | 6.0 | 15.6 | 7.4 | 24.6 | 13.6 | 4.1 | 71.3 | 24.4 | 0.474 | 0.091 | 0.564 | 1996 |
| 2001 | 4.8 | 15.7 | 7.6 | 23.6 | 15.9 | 5.1 | 72.5 | 25.5 | 0.431 | 0.107 | 0.539 | 2001 |
| 2006 | 4.5 | 14.4 | 8.0 | 22.9 | 19.7 | 6.1 | 75.7 | 28.3 | 0.375 | 0.120 | 0.495 | 2006 |
| 2011 | 4.6 | 12.9 | 8.3 | 22.3 | 22.6 | 7.8 | 78.5 | 31.1 | 0.328 | 0.147 | 0.476 | 2011 |
| 2016 | 4.6 | 11.9 | 7.7 | 22.5 | 23.9 | 10.3 | 81.0 | 33.7 | 0.306 | 0.189 | 0.496 | 2016 |
| 2021 | 4.5 | 12.2 | 6.3 | 23.2 | 23.6 | 13.0 | 82.7 | 34.9 | 0.314 | 0.246 | 0.560 | 2021 |
| 2026 | 4.2 | 12.1 | 6.3 | 22.2 | 22.8 | 16.0 | 83.7 | 35.8 | 0.318 | 0.312 | 0.631 | 2026 |

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

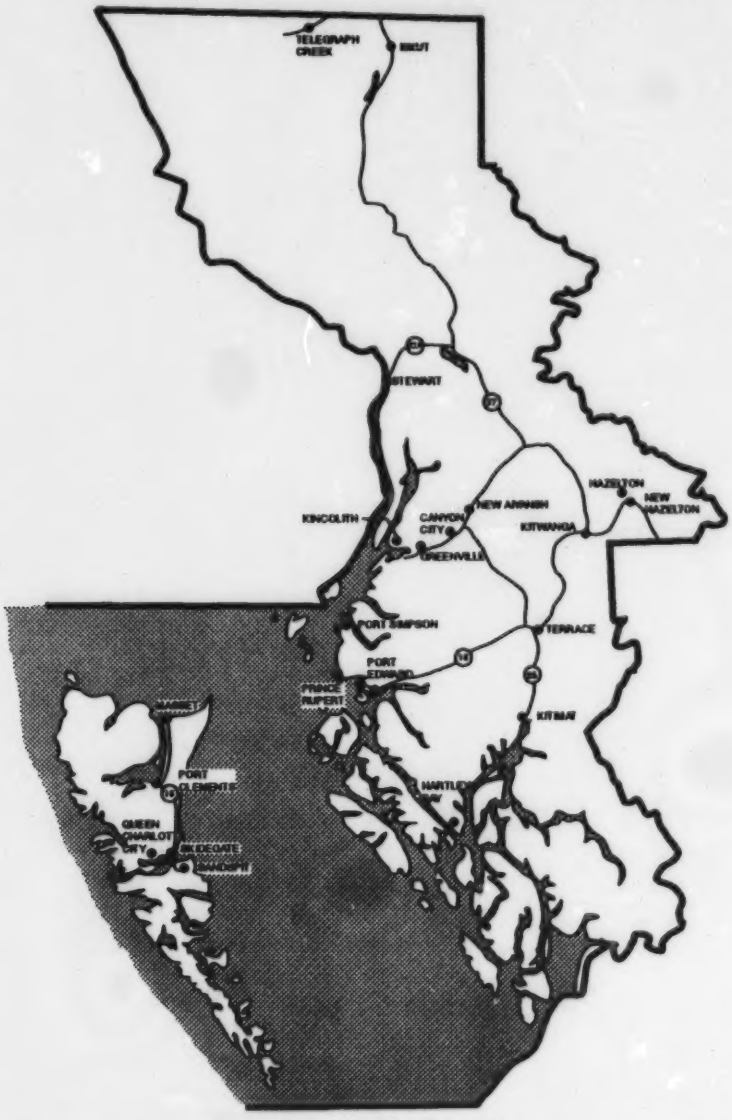
**Building Permits**

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Commercial | Institutional & Gov'ment | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 47.6 | 24.8 | 9.3 | 6.4 | 9.1 | 22.8 | 174 |
| 1995 | 41.4 | 16.2 | 3.9 | 10.2 | 2.1 | 25.2 | 174 |
| 1996 | 49.4 | 20.5 | 7.3 | 10.7 | 2.5 | 28.9 | 210 |
| 1997 | 55.6 | 32.9 | 18.9 | 12.3 | 1.7 | 22.7 | 148 |
| 1998 | 24.4 | 12.1 | 5.3 | 4.6 | 2.3 | 12.3 | 60 |
| 1999 | 21.5 | 12.2 | 3.9 | 4.7 | 3.6 | 9.2 | 44 |
| 2000 | 34.7 | 26.6 | 0.6 | 4.7 | 21.3 | 8.1 | 31 |
| 2001 p | 28.1 | 23.4 | 3.0 | 6.5 | 13.9 | 4.7 | 11 |
| YTD Feb '01 | 4.9 | 4.4 | 0.4 | 3.4 | 0.7 | 0.5 | 1 |
| YTD Feb '02 | 2.9 | 2.6 | 0.0 | 2.5 | 0.0 | 0.2 | 1 |




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# North Coast Development Region




## Population of Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|
| **North Coast** | | **71,834** | **72,067** | **72,296** | **72,544** |
| Prince Rupert | C | 17,140 | 16,981 | 17,014 | 16,924 |
| Terrace | C | 13,769 | 13,832 | 13,859 | 13,875 |
| Kitimat | DM | 11,676 | 11,669 | 11,524 | 11,538 |
| Masset | VL | 1,066 | 1,211 | 1,265 | 1,268 |
| New Hazelton | DM | 850 | 836 | 865 | 852 |
| Port Edward | DM | 777 | 771 | 760 | 742 |
| Stewart | DM | 735 | 702 | 699 | 686 |
| Port Clements | VL | 604 | 573 | 566 | 595 |
| Hazelton | VL | 369 | 366 | 359 | 356 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

Kitimat

**Dredging Project - Hydroelectric Improvements,**
Alcan Ph: (250) 639-8000
Proposal to dredge the Tahtsa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and local government approvals being sought. Project is under review by government.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2001
Start: Fall 2002
Finish: Summer 2003
Last Update: Mar 2002

Masset

**Qay'llnagaay Heritage Centre,** Skidegate Band Council
Ph: (250) 559-4496
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Federal Funding as been approved. Designs will commence in early 2002.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2001
Start: Early 2003
Finish: Late 2004
Last Update: Dec 2001

Prince Rupert

**Tsimshian Access Project,** Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. Then phased approach to route selection and design will occur. In the development and planning stages. Project feasibility work continuing.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 1998
Start: 2003
Finish: 2005
Last Update: Mar 2002

Prince Rupert

**BC Iron and SteelWorks,** Pacific Iron & Steel Products Ltd.
Ph: (604) 682-6199
Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Currently in business planning and financing stages. A decision on whether to proceed is expected perhaps by Spring/Summer 2002.

Status: Proposed
Est. Cost ($ million): 750
First Entry: Mar 1998
Start: Fall 2002
Finish: Fall 2004
Last Update: Mar 2002

Stewart Region

**Forrest Kerr Hydro-Electric Project,** Coast Mountain Power
Ph: (604) 929-3961
Proposed 80-megawatt run-of-river electricity generation project on the Iskut River. Will be undergoing review through the BC Environmental Assessment Act. Expected to be submitted for review by Apr 2002.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Sep 2001
Start: Spring 2003
Finish: Spring 2004
Last Update: Mar 2002

## STATUS: ON HOLD

Iskut

**Red Chris Copper Project,** American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. American Bullion seeking sale of the property. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day.. Concentrate to be shipped to smelter in the Pacific Rim via Stewart. Camp for 250-300 persons to be located onsite. Estimated 300 construction jobs. Project application was reviewed under the Environmental Assessment process; awaiting Project Report from proponent. Reassessing size of project.

Status: On hold
Est. Cost ($ million): 300
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Mar 2002

Stewart region

**Bronson Slope Copper/Gold/Silver/Molybdenum Mine,**
Copper Mountain Mines Ltd. Ph: (604) 683-6865
Proposed copper, gold, silver and molybdenum mine in the Iskut Valley north of Stewart. Estimated 250 construction jobs and 115 operating jobs for 14 years based on mineable reserves of 224 million tonnes. Project includes construction of a 12,000 tonne per day mill facility to process ore, access roads, rock and tailings facilities and camp facilities. Review under the Environmental Assessment Act - awaiting project report.

Status: On hold
Est. Cost ($ million): 130
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Dec 2001

Stewart 120 km north

**Isk Wollastonite Mine,** Whitegold Resources
Proposed surface wollastonite mine 120 km. north of Stewart. Project currently on-hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Sep 2001

## STATUS: CONSTRUCTION STARTED

Greenville

**Nisga'ɲ Highway Improvements,**
BC Transportation Financing Authority Ph: (250) 356-1937
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phase 1: Sand Lake to the south end of Lava Lake (approx.5 km) completed. Phase 2: south to north end of Lava Lake (approx.10.7 km) construction by Emil Anderson Contracting has commenced and will continue until March 2003. Phase3: Lava Beds (approx. 32 km) is undergoing design, engineering and environmental approvals. Phase 4: W.D. McKay Bridge to Zaulzap Creek (approx.22.5 km) design and engineering approved as well as environmental approvals . Phase 5: W.D. McKay Bridge to Greenville (approx. 10.8 km) construction start late 2001. Phase 6: Lava Beds to Nass Camp (approx.11 km) design and engineering has commenced with completion slated for June 2002. Phase 7: Nass Bridges which is two new structures. The project is part of the Nisga'a Treaty agreement.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Start: Summer 1999
Finish: Summer 2006
Last Update: Mar 2002

## 6. North Coast

### Greenville/Mill Bay

**Greenville-Kincolith Road Project,** BC Ministry of Transportation
Ph: (250) 356-0981
Design and construction of approximately 24 km of two-lane gravel road along the north side of the Nass River from the village of Greenville to Mill Bay. The new road will connect to a road being constructed by Nisga'a Economic Enterprises Inc between Mill Bay and the Village of Kincolith and will eventually become a public, low-volume highway connecting Kincolith to the Nisga'a Highway, Highway #16, and Highway #37.. Estimated 50 construction jobs and 2 operating jobs.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 30 — Finish: Summer 2002
First Entry: Sep 1997 — Last Update: Dec 2001

### Prince Rupert

**Sulphur Export Terminal,** Sulphur Corp. of Canada Ph: (250) 627-7668
Sulphur export terminal projected to ship up to one million tonnes per year, mostly to Asian and Pacific Rim customers. The terminal will use existing berthing facilities and shiploaders at Ridley Terminals Inc. Sulphur to be shipped in both molten state and in formed format. Phase 2: 70,000-sq ft to facilitate transfer of formed sulphur to storage tanks is expected to start construction sometime in second half of 2002 and be completed in 2003. Phase 2 has been tendered.

Status: Construction started — Start: Mar 2001
Est. Cost ($ million): 20 — Finish: 2003
First Entry: Dec 1998 — Last Update: Mar 2002

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**STATUS: COMPLETED**

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### Kitimat

**Kitimat Community Health Centre,** Kitimat-Stikine Regional Hospital District/Kitimat General Hospital Ph: (250) 632-2430
Replacement of the current Kitimat Hospital in combination with other community health services. Facility will have 55 beds, 22 acute-care beds, and 36 multi-level care and community health facilities. The child development centre currently on site is to be situated elsewhere. Substantial completion of project Jan 2002 with occupancy Feb 2002. Architect: DGBK Architects.

Status: Completed — Start: Apr 2000
Est. Cost ($ million): 37 — Finish: Early 2002
First Entry: Dec 1997 — Last Update: Mar 2002

# Nechako Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2000) : 0.3
Economic Base : Mining, forestry and agriculture.

**Selected Demographic Characteristics**

| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 3.7 | 10.4 | 4.8 | 9.9 | 4.9 | 1.3 | 35.0 | 9.7 | 0.723 | 0.067 | 0.790 | 1976 |
| 1981 | 4.5 | 10.6 | 6.2 | 13.0 | 5.5 | 1.6 | 41.4 | 12.5 | 0.613 | 0.066 | 0.678 | 1981 |
| 1986 | 4.2 | 10.1 | 4.7 | 13.8 | 6.1 | 2.0 | 41.0 | 13.1 | 0.583 | 0.080 | 0.662 | 1986 |
| 1991 | 3.8 | 10.1 | 4.2 | 14.3 | 6.9 | 2.4 | 41.6 | 13.8 | 0.547 | 0.094 | 0.641 | 1991 |
| 1996 | 3.8 | 10.2 | 4.6 | 14.9 | 8.4 | 3.0 | 44.8 | 15.4 | 0.499 | 0.109 | 0.608 | 1996 |
| 2001 | 3.3 | 10.1 | 5.2 | 14.7 | 10.6 | 3.6 | 47.4 | 16.7 | 0.439 | 0.119 | 0.557 | 2001 |
| 2006 | 3.3 | 9.5 | 5.3 | 14.4 | 12.9 | 4.4 | 49.8 | 18.7 | 0.392 | 0.135 | 0.527 | 2006 |
| 2011 | 3.3 | 8.9 | 5.2 | 14.3 | 14.7 | 5.4 | 51.8 | 20.3 | 0.357 | 0.159 | 0.516 | 2011 |
| 2016 | 3.2 | 8.6 | 5.0 | 14.4 | 15.4 | 6.9 | 53.6 | 21.8 | 0.339 | 0.197 | 0.537 | 2016 |
| 2021 | 3.2 | 8.7 | 4.5 | 15.2 | 15.1 | 8.8 | 55.4 | 22.9 | 0.344 | 0.253 | 0.597 | 2021 |
| 2026 | 3.2 | 8.7 | 4.6 | 15.0 | 14.8 | 10.7 | 57.0 | 23.5 | 0.346 | 0.312 | 0.659 | 2026 |

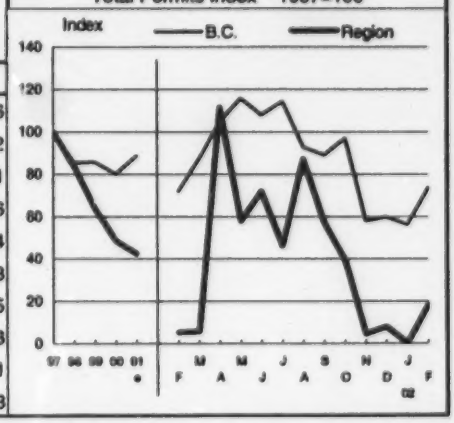
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

**Building Permits**

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Comm-ercial | Institutional & Gov'ment | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 29.8 | 8.2 | 1.1 | 5.2 | 1.9 | 21.6 | 196 |
| 1995 | 36.8 | 15.2 | 2.6 | 6.3 | 6.4 | 21.6 | 212 |
| 1996 | 31.0 | 7.5 | 1.1 | 5.3 | 1.0 | 23.6 | 241 |
| 1997 | 41.3 | 14.2 | 2.6 | 8.0 | 3.7 | 27.1 | 236 |
| 1998 | 34.7 | 15.4 | 3.2 | 6.5 | 5.6 | 19.3 | 184 |
| 1999 | 26.4 | 13.9 | 1.8 | 8.5 | 3.6 | 12.5 | 108 |
| 2000 | 20.1 | 10.2 | 1.9 | 5.4 | 3.0 | 9.8 | 75 |
| 2001 p | 17.6 | 10.4 | 0.9 | 5.3 | 4.2 | 7.2 | 63 |
| YTD Feb '01 | 0.7 | 0.5 | 0.3 | 0.2 | 0.0 | 0.2 | 1 |
| YTD Feb '02 | 0.6 | 0.1 | 0.0 | 0.1 | 0.1 | 0.5 | 3 |

Total Permits Index 1997=100




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Nechako Development Region

## Population of Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|
| **Nechako** | | **46,434** | **46,631** | **47,027** | **47,106** |
| Smithers | T | 6,053 | 6,067 | 6,134 | 6,145 |
| Vanderhoof | DM | 4,721 | 4,776 | 4,826 | 4,862 |
| Houston | DM | 4,324 | 4,230 | 4,202 | 4,173 |
| Fort St. James | DM | 2,115 | 2,110 | 2,128 | 2,095 |
| Burns Lake | VL | 1,884 | 1,888 | 1,891 | 1,895 |
| Telkwa | VL* | 1,401 | 1,417 | 1,416 | 1,426 |
| Fraser Lake | VL | 1,328 | 1,282 | 1,327 | 1,308 |
| Granisle | VL | 459 | 456 | 432 | 419 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '98 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

### Atlin region

**Tulsequah Chief Mine,** Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs on a fly-in, fly-out basis during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Provincial Environmental Assessment Act approvals received and the Special Use permit to build the access road was approved. Under reconsideration by the courts.

Status: Proposed — Start: 2004
Est. Cost ($ million): 150 — Finish: 2006
First Entry: Dec 1997 — Last Update: Mar 2002

### Cassiar

**Silvertip Silver/Lead/Zinc Mine,** Imperial Metals Corp.
Ph: (604) 669-8959
Proposed re-opening of Midway mine located southwest of Watson Lake YT, 25 km south of YT border. Reserves of 2.57 million tonnes, 325 g/tonne silver, 0.63 g/tonne gold, 6.4% lead and 8.8% zinc. Submitted Environmental Assessment Application - awaiting project report. Still at exploratory stage. Reviewing financing requirements.

Status: Proposed — Start: ?
Est. Cost ($ million): 40 — Finish: ?
First Entry: Mar 1998 — Last Update: Sep 2001

### Houston area

**Canfor Houston Wood Residue Cogeneration Facility,**
Canfor/West Fraser/Houston Forest Products Ph: (250) 962-3582
45 MW wood residue cogeneration facility in a joint venture, to use 300,000 bone dry tonnes of wood residue per year. Three structures of 100,000-sq ft will also be built. Detailed design to commence after power sale agreement is reached. Wood residue contracts being secured. Studies on project are underway. Project is in engineering design stage.

Status: Proposed — Start: Jul 2002
Est. Cost ($ million): 120 — Finish: Spring 2003
First Entry: Mar 2000 — Last Update: Mar 2002

## STATUS: ON HOLD

### Cassiar

**Magnesium Metal Project,** Cassiar Mines & Metals Inc.
Ph: (416) 204-1455
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. Aluminum of Korea Ltd. is a major investor in the project, to secure a supply of magnesium. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. The company is currently actively mining asbestos from tailings but magnesium production remains at pre-feasibility stage due to lack of power grid. Project currently on hold due to a fire at mill. The mill will be rebuilt before this project will proceed. No dates as to when rebuilding of the mill will begin.

Status: On hold — Start: ?
Est. Cost ($ million): 600 — Finish: ?
First Entry: Sep 1999 — Last Update: Mar 2002

# Northeast Development Region

Updated April 11, 2002
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

## REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2000) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

**Selected Demographic Characteristics**

| Year | Population by age group, Thousands of persons | | | | | | | H'seholds | Dependency Ratios | | | Year |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0-4 | 5-17 | 18-24 | 25-44 | 45-64 | 65+ | All Ages | (,000) | Child | Elderly | Total | |
| 1976 | 4.5 | 13.9 | 6.2 | 12.8 | 6.6 | 2.1 | 46.0 | 12.9 | 0.719 | 0.081 | 0.799 | 1976 |
| 1981 | 5.7 | 14.0 | 9.6 | 17.7 | 7.8 | 2.4 | 57.1 | 17.8 | 0.560 | 0.069 | 0.628 | 1981 |
| 1986 | 6.0 | 13.5 | 7.6 | 20.4 | 8.9 | 2.8 | 59.2 | 20.1 | 0.528 | 0.077 | 0.605 | 1986 |
| 1991 | 5.6 | 13.4 | 6.5 | 21.3 | 9.8 | 3.5 | 60.0 | 20.8 | 0.507 | 0.093 | 0.600 | 1991 |
| 1996 | 5.6 | 14.3 | 6.7 | 22.9 | 11.4 | 4.0 | 65.0 | 22.6 | 0.486 | 0.097 | 0.583 | 1996 |
| 2001 | 4.8 | 14.9 | 7.2 | 22.9 | 13.6 | 4.7 | 68.0 | 23.6 | 0.453 | 0.109 | 0.561 | 2001 |
| 2006 | 4.7 | 14.2 | 7.4 | 22.4 | 16.8 | 5.4 | 70.8 | 25.9 | 0.406 | 0.115 | 0.521 | 2006 |
| 2011 | 4.5 | 13.2 | 7.5 | 21.8 | 20.2 | 6.6 | 73.9 | 28.5 | 0.359 | 0.134 | 0.493 | 2011 |
| 2016 | 4.6 | 12.3 | 7.6 | 21.5 | 22.3 | 8.4 | 76.8 | 31.2 | 0.329 | 0.164 | 0.493 | 2016 |
| 2021 | 4.7 | 12.3 | 6.9 | 22.3 | 22.7 | 10.9 | 80.2 | 33.3 | 0.327 | 0.208 | 0.535 | 2021 |
| 2026 | 4.7 | 12.5 | 6.8 | 22.8 | 22.3 | 13.9 | 82.9 | 35.0 | 0.331 | 0.267 | 0.599 | 2026 |

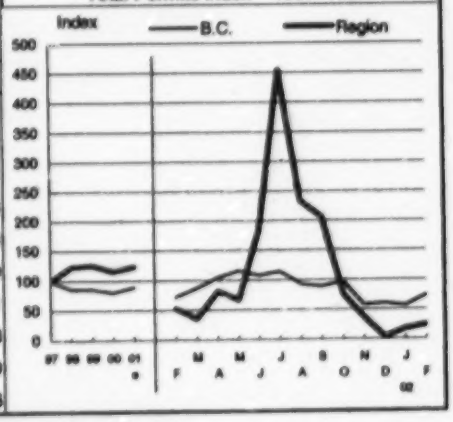
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P26 (Summer/01). P26 data are adjusted for estimated census undercount.

**Building Permits**

| Year | Total | Non Residential | | | | Residential | |
|---|---|---|---|---|---|---|---|
| | | Total | Industrial | Commercial | Institutional & Gov'ment | | Units |
| | <-- $ Millions --> | | | | | | |
| 1994 | 41.8 | 20.6 | 2.1 | 8.0 | 10.5 | 21.2 | 169 |
| 1995 | 44.1 | 20.4 | 2.5 | 11.7 | 6.1 | 23.7 | 182 |
| 1996 | 41.7 | 22.2 | 2.7 | 17.0 | 2.5 | 19.5 | 131 |
| 1997 | 47.7 | 20.4 | 0.3 | 19.3 | 0.8 | 27.3 | 233 |
| 1998 | 58.7 | 26.8 | 2.5 | 22.5 | 1.8 | 31.9 | 308 |
| 1999 | 59.8 | 31.0 | 5.0 | 22.6 | 3.4 | 28.8 | 329 |
| 2000 | 55.2 | 27.5 | 3.3 | 20.7 | 3.5 | 27.8 | 241 |
| 2001 p | 59.1 | 34.2 | 1.7 | 16.1 | 16.4 | 24.8 | 223 |
| YTD Feb '01 | 4.2 | 4.0 | 0.0 | 2.0 | 2.0 | 0.1 | 0 |
| YTD Feb '02 | 1.7 | 0.8 | 0.0 | 0.5 | 0.3 | 0.9 | 6 |

Total Permits Index 1997=100




Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

# Northeast Development Region

## Population of Municipalities

| | | 1998 Estimate | 1999 Estimate | 2000 Estimate | 2001 Estimate |
|---|---|---|---|---|---|
| **Northeast** | | **66,498** | **66,840** | **66,762** | **67,434** |
| Fort St. John | C | 16,272 | 16,443 | 16,829 | 17,129 |
| Dawson Creek | C | 11,779 | 11,809 | 11,706 | 11,789 |
| Fort Nelson | T | 4,773 | 4,776 | 4,728 | 4,814 |
| Chetwynd | DM | 2,947 | 3,057 | 3,003 | 2,930 |
| Tumbler Ridge | DM | 3,464 | 2,857 | 2,330 | 2,326 |
| Taylor | DM | 1,132 | 1,210 | 1,258 | 1,276 |
| Hudson's Hope | DM | 1,146 | 1,152 | 1,134 | 1,155 |
| Pouce Coupe | VL | 945 | 928 | 911 | 930 |

C=City, T=Town, VL=Village, DM=District Municipality; * Denotes b'ndary change between '96 & '01; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

## STATUS: PROPOSED

Chetwynd

**Brazion Coal Mine,** Western Canada Coal Corp
Ph: (250) 401-4100 (District of Chetwynd)
A feasibility study is underway of the Brazion coal project southwest of Chetwynd. The potential production is 3 million tonnes of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project would create up to 200 permanent jobs and is simultaneously being examined with the Wolverine project near Tumbler Ridge (see separate entry).

Status: Proposed
Est. Cost ($ million):
First Entry: Jun 2001
Start: Spring 2004
Finish: Summer 2006
Last Update: Dec 2001

Chetwynd region

**Willow Creek Coal Project,** Globaltex Coal Corporation/ Mitsui Matsushima Co/BC Rail
Proposed 900,000-tonnes per year thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal. Large sample testing is currently taking place. Mine is expected to operate for 15 years. Submission has been made for an amendment to the permit. Presently working on trial cargo and will ship the coal raw for the next two years. As market conditions have improved the project will proceed when financing is secured

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Dec 2001

Prince George

**Ethanol Plant,** First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Awaiting Land Commission approvals as land must be removed from the Agricultural Reserve.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Mar 2002
Start: ?
Finish: ?

Tumbler Ridge

**Grizzly Extension and Weejay Lateral Pipeline,**
Duke Energy Ph: (604) 691-5714
Expansion of the Grizzly 406-millimetre (16-inch) transmission pipeline for 108.5 km (67 miles) between BC and Alberta and a short expansion of the Weejay lateral 273-mm (10-inch) pipe for 6.3 km (4 miles) to a tie-in point in BC on the Grizzly line. Application for approval has been submitted to the National Energy Board and the Canadian Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2001
Start: Fall 2002
Finish: Late 2002
Last Update: Mar 2002

Tumbler Ridge

**Wolverine Coal Mine,** Western Canada Coal Corp Ph: (250) 242-4242
A feasibility study is underway of the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge. The potential production is 1.5 - 2 million tonnes per year of coking coal with a wash plant and load-out facility. Expected to produce 250 permanent jobs. Production start expected late in 2003 or early 2004. Simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry).

Status: Proposed
Est. Cost ($ million):
First Entry: Jun 2001
Start: Spring 2003
Finish: Summer
Last Update: Dec 2001

## STATUS: ON HOLD

Fort St. John

**Oriented Strandboard Mill,** Slocan/Louisiana-Pacific OSB (Panel) Corp
Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application submitted under the BC Environmental Assessment Act. Environmental consultant: ENKON Environmental. Project on hold pending improvement in market conditions.

Status: On hold
Est. Cost ($ million): 200
First Entry: Jun 2000
Start: ?
Finish: ?
Last Update: Mar 2002

Taylor

**Taylor Pipeline,** TransCanada Pipelines Ventures Ltd. Partnership
Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: ?
Finish: ?
Last Update: Mar 2002

## STATUS: CONSTRUCTION STARTED

Chetwynd

**Gas Processing Plant,** Duke Energy 604-488-8000
Plant to process excess hydrogen sulphide and carbon dioxide for re-injecting into depleted gas reservoirs National Energy Board granted approval.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Mar 2001
Start: Aug 2001
Finish: Jun 2002
Last Update: Mar 2002